Karen Johnson Davidson County
Batch# 378263 AFFIDAVIT
03/26/2020 03:41:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200326-0033110

SCRIVENER'S AFFIDAVIT

WHEREAS, the undersigned Affiant prepared the Warranty Deed from Torian J. Hodges-Finch, unmarried, to John Mischke, of record in Instrument No. 20200124-0008956, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Warranty Deed contained the following scrivener's error in it: The plat reference was incorrect.

NOW, THEREFORE, the undersigned Affiant hereby affirms that the scrivener's error consisted of the plat reference being referred to as "20020926-0117439" when it should have been referred to as "20040319-0031383."

The correct legal description is hereby corrected to [corrected language is in Bold Italics]:

Land in Davidson County, Tennessee, being Lot 88, on the plan of a Horizontal Property Regime (Private Element) Phase 3, SMITH SPRINGS Townhomes, of record in Instrument No. ***20040319-0031383***, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This Affidavit is being made solely to correct said errors in the said Warranty Deed.

WITNESS MY HAND on this the 26th day of March 2020.

Cindy S. Smith, P.C., Affiant

Cindy S. Smith, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Cindy S. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that s/he is President of Cindy S. Smith, P.C., the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

Witness my hand ~~and official seal at office~~ this 26th day of March 2020.

NOTARY PUBLIC
My Commission Expires: 3-7-22

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO THE REGISTER OF DEEDS:
Please index this Affidavit under the following names:
John Mischke
Torian J. Hodges-Finch

Prepared by
Cindy S. Smith, P.C., Attorney at Law, P.O. Box 292004, Nashville, TN 37229-2004
1912k265

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022