THIS INSTRUMENT PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 381865 AFFIDAVIT
04/06/2020 08:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200406-0036140

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now John Cobb Rochford for Community Title Company, LLC, who is over the age of eighteen (18) and whose address is 2200 Abbott Martin Road, Suite 201, Nashville, TN 37215 and who would state as follows: On the Warranty Deed dated May 10, 2019 between Joni Lynn Drowne and Matthew McKinney (hereinafter, the "Deed"), recorded in Instrument No. 20190514-0045299, Register's Office for Davidson County, Tennessee, I was the licensed attorney responsible for recording the Deed. The Deed contains a scrivener's error. More specifically, the legal description should be described as follows:

> Land in Davidson County, Tennessee, being Lot No. 402 on the Plan of Map of Sunrise Heights, Second Plan of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 402 fronts 50 feet on the Easterly side of Calhoun Avenue, and runs back between parallel lines, 135 feet to an alley.
>
> Being the same property conveyed to Joni Lynn Drowne by Quitclaim Deed from Cassandra J. Drowne, of record in Instrument No. 20170901-0090534, Register's Office for Davidson County, Tennessee, recorded on September 1, 2017.

This error was unintentional. This affidavit is made of my personal knowledge to correct the error above described.

Community Title Company, LLC

By: _____
John Cobb Rochford

Its: General Counsel

OATH AND ACKNOWLEDGMENT

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John Cobb Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Counsel for Community Title Company, LLC, the within named bargainor, and that he as such General Counsel executed the foregoing instrument for the purposes therein contained, by signing for Community Title Company, LLC by himself as General Counsel for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 31 day of March, 2020.

_____
Notary Public

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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