This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
DH0006211

Karen Johnson Davidson County
Batch# 381969 AFFIDAVIT
04/06/2020 12:22:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200406-0036284

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 3 day of April, 2020, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument Number 20200122-0008092, Register's Office for Davidson County, Tennessee**, by and between **M Squared L.L.C.** (Grantor) and **Andrew P. Davis** (Grantee).

2. That the legal description in said Warranty Deed was recorded with a typographical error.

3. That the correct and complete legal description should read:

   Land in Davidson County, Tennessee being Unit B, Homes at 2431 Brittany Drive, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions as shown on plat of record in Instrument No. 20190313-0022912 in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

   Being a portion of the same property conveyed to M Squared, LLC, a Tennessee limited liability company by Warranty deed from Elizabeth M. Felton, widowed of record in Instrument No. 20190313-0022910 Register's Office for Davidson County, Tennessee, dated March 11, 2019 and recorded on March 13, 2019. (Value or consideration as shown in aforementioned deed $180,000.00.)

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

Ryan Lux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of April 2020.

NOTARY PUBLIC

My Commission Expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

