This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
DH0006228

Karen Johnson Davidson County
Batch# 383321 AFFIDAVIT
04/08/2020 03:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200408-0037254

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 7 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 20200311-0027183, Register's Office for Davidson County, Tennessee**, by and between **Judith Ann Jackson, unmarried** (Grantor) and **John N. Cook and Beth H. Cook, husband and wife** (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 Lot No. 27 on the Plan of Bradford Hills Subdivision, Section One of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 112, Register's Office for Davidson County, Tennessee.

   Being the same property conveyed to Judith Ann Jackson, unmarried, by Warranty deed from Dana M. Jones, unmarried, of record in Instrument No. 20130314-0025676 Register's Office for Davidson County, Tennessee, dated March 11, 2013 and recorded on March 14, 2013.

   Being also known as 913 Fallview Trail, Nashville, Tennessee 37211.

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 7 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)

