Karen Johnson Davidson County
Batch# 385004 AFFIDAVIT
04/14/2020 07:54:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200414-0038607

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

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:

I prepared a Quitclaim Deed that was recorded in **Instrument Number 20200131 0011677** wherein Ricky Dale Wilson quitclaimed all his right and title and interest to Timothy Wayne Wilson, of record in the Register's Office for Davidson County, Tennessee. I am a licensed attorney responsible for preparing said Quitclaim Deed. The Quitclaim Deed contains a scrivener's error. More specifically, the Deed Book and page number was inadvertently omitted from the derivation clause.

The reference Book and page number should be as follows shown in the derivation clause below:

Being the same property conveyed to Kenneth D. Wilson and wife, Mary E. Wilson by Warranty Deed from George D. Hardiman and wife, Barbara M, Hardiman of record in **Book 4517, page 855,** Register's Office for Davidson County, Tennessee. Mary E. Wilson died on July 27, 2009, Kenneth D. Wilson died testate on April 28, 2019, devising the subject property to Timothy Wayne Wilson and Ricky Dale Wilson.

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

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 9th day of April 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.

John Cobb Rochford
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.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY