THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

This Space Reserved for Recorders Use Only

Scrivener's Affidavit

Karen Johnson Davidson County
Batch# 411521 AFFIDAVIT
06/08/2020 12:05:44 PM 1 pg
Fees: $12.00 Taxes: $0.00

20200608-0058527

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

(Reference to Warranty Deed of record in Instrument No. 202003300033764, Register's Office for Davidson Co. Tennessee)

I, Janice H. Collins, Authorized Agent for Bankers Title & Escrow Corporation being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That said Warranty Deed was recorded on March 30, 2020 in Instrument No. 202003300033764 wherein the Deed reference in the derivation clause has an incorrect Instrument No. of 20170721-007440.

2. Said derivation clause should read as follows: Being the same property conveyed to Xuejin Ruan, a single Woman by Warranty deed from Michelle Peterson of record in Instrument No. 20170721-0074040 Register's Office for Davidson County, Tennessee, dated July 18, 2017 and recorded on July 21, 2017.

All other matters contained in said Warranty Deed remain the same.

FURTHER, Affiant saith not.

Janice H. Collins
BY: Janice H. Collins, Authorized Agent
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Janice H. Collins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of Bankers Title & Escrow Corporation and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of June, 2020.

Robin S. Edwards
NOTARY PUBLIC

My Commission Expires: 3/25/2023

ROBIN S. EDWARDS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON