THIS INSTRUMENT WAS PREPARED BY:
Birthright Title, LLC
2800 N Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 417343 AFFIDAVIT
06/17/2020 11:00:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200617-0062973

SCRIVENER'S AFFIDAVIT

I, Morgan O'Neill, for Birthright Title, LLC, prepared the Warranty Deed executed by Dorothy E. Copeland, an unmarried woman, conveying property to Peter Schuyler and Julie Ann Henry, husband and wife, of record in instrument number 20200330 0033648 dated March 26, 2020 in Register's Office for Davidson County, Tennessee, and do hereby certify that the following corrections should be made to the above-referenced instrument:

> The legal description in this deed is incorrect. It reads Lot No 213 on the Plan of Portland Park Sub Sec 1 and it should be Lot No 213 on the Plan of Fortland Park Sub Sec 1

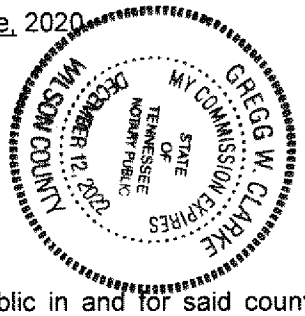
NOW THEREFORE, this Scrivener's Affidavit will serve as the correction for the aforementioned error in said Warranty Deed.

Witness my hand this 5th day of June, 2020.

Morgan O'Neill

SWORN AND SUBSCRIBED BEFORE ME THIS 5th DAY OF June, 2020.

Notary Public
My Commission Expires:

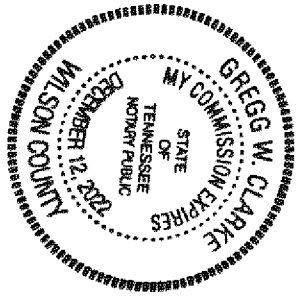


STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Morgan O'Neill,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 5th day of June, 2020.

Notary Public
My Commission Expires: _____



Insert file #20-8657

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

