THIS INSTRUMENT PREPARED BY:
John Cobb Rochford, Esq.
ROCHFORD LAW & REAL ESTATE TITLE, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 421052 AFFIDAVIT
06/19/2020 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
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SCRIVENER'S AFFIDAVIT

Whereas, by Special Warranty Deed (hereinafter "Deed") of record as Instrument No. 20200505-0046611, in the Register's Office for Davidson County, Tennessee, Tatiana V. Kifa-DuBois, Grantor, conveyed to 2816 White Oak, LLC, a Tennessee Limited Liability Company, Grantee, certain property described therein; and

Whereas, said Deed contained an error in the derivation clause.

Now, therefore, comes John Cobb Rochford, a resident of Williamson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Affiant, an attorney of Rochford Law & Real Estate Title, PLLC, did prepare said Deed by and between the above parties to convey real property in Davidson County; that said Deed contained an error in the derivation clause and that the said derivation clause is hereby corrected to read as follows:

> "Being the same property conveyed to Edward A. DuBois and wife, Regina H. DuBois by Deed from Nick L. Morris and wife, Virginia Anderson Morris of record in Book 4510, page 261, Register's Office for Davidson County, Tennessee.
>
> Further, being the same property conveyed to Edward A. DuBois and Regina A. DuBois, now single persons, as tenants in common interest with Regina A. DuBois, being owner of one-fourth (1/4) share and Edward A. DuBois, being owner of three fourth (3/4) interest by Quitclaim Deed from Edward A. DuBois and Regina A. DuBois, of record in Book 10541, page 356, in said Register's Office.
>
> Further, being a portion of the same property conveyed to Edward A. DuBois, an individual, unmarried, by Quitclaim Deed from Regina A. DuBois of record in Instrument No. 20080807-0081648, in said Register's Office.
>
> Further, being the same property conveyed to Edward A. DuBois and Tatiana V. Kifa-DuBois by Quitclaim Deed from Edward A. DuBois, of record in Instrument No. 20100928-0077307, Register's Office for Davidson County, Tennessee, dated September 28, 2010 and recorded September 28, 2010. The said Edward A. DuBois is now deceased, having since died on January 16, 2020, leaving Tatiana V. Kifa-DuBois as the sole owner as the surviving tenant by the entirety.
>
> Further, being the same property conveyed to Tatiana V. Kifa-DuBois by Quitclaim Deed from Edward Anthony DuBois, Jr. of record in Instrument No. 20200504-0046279, Register's Office for Davidson County, Tennessee, recorded on May 4, 2020.

Further, being the same property conveyed to Tatiana V. Kifa-DuBois by Quitclaim Deed from Brigit DuBois of record in Instrument No. 20200504-0046282, Register's Office for Davidson County, Tennessee, recorded on May 4, 2020."

That Affiant makes this Affidavit solely for the purpose of correcting said typographical error contained in the Deed of record in Instrument No. 20200505-0046611, Register's Office for Davidson County, Tennessee, which is a scrivener's error rather than any expression of intent by the parties thereto.

Executed this the 16th day of June, 2020.

AFFIANT: John Cobb Rochford

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 16th day of June, 2020, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named John Cobb Rochford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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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