This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
20-0736

Karen Johnson Davidson County
Batch# 440983 AFFIDAVIT
07/21/2020 08:26:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200721-0079684

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now, Morgan O'Neill of Birthright Title, hereinafter referred to as Affiant, on this 9th day of June, 2020, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed, dated May 10, 2018, by and between Jimmy Donald Sheler, (GRANTOR) and Grace Holdings, LLC, a Tennessee Limited Liability Company, ("GRANTEES"), said Warranty Deed being recorded May 11, 2018, in the Register's Office for Davidson County, Tennessee, as Instrument No. 20180511-0045525.

2. That the above mentioned Warranty Deed was recorded with an error within the derivation as followed:

   A numerical book and page number was stated incorrectly as Book 7787, Page 550.

3. The correct book and page for the derivation is Book 7787, Page 549.

4. **Affiant makes this affidavit for the purpose of amending the Warranty Deed to make the correction as follows:**

   "Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Shady Park of record in Plat Book 2330, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Said Lot No. 2 fronts 75 feet on the Westerly margin of Floral Avenue and extends back 169.3 feet on the Northerly line and 167.5 feet on the Southerly line to a dead line in the rear measuring 75 feet thereon. Being the same property conveyed to Jimmy Donald Sheler, unmarried by Warranty deed from Janet S. Powell, unmarried of record in ***Book 7787, page 550****, Register's Office for Davidson County, Tennessee, dated March 03, 1989 and recorded on March 07, 1989. (Value or consideration shown in aforementioned deed $66,000.00.)*
   Being the same property conveyed to Grace Holdings, LLC by Warranty deed from Jimmy Donald Sheler, unmarried of record in Instrument No. 20180511-0045525 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018. (Value of consideration shown in aforementioned deed $245,000.00.)
   Being also known as 3623 Floral Drive Nashville, Tennessee 37211."

This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

Affiant further said not.

AFFIANT

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Morgan O'neill, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2020.

Commission Expires: 3/31/21

Notary Public

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Maximum Principal Indebtedness for Tennessee Tax recording purposes is $0.00

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

