Karen Johnson Davidson County
Batch# 452257 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20200807-0087877

This Instrument is Prepared By:
Bankers Title & Escrow Dickson, LLC
214 E. College Street
Dickson, Tennessee 37055
P17-0736-D

Scrivener's Affidavit

(Reference to Warranty Deed of record in Register's Office for Davidson County, Tennessee in Instrument No. 20171103-0113047.)

I, Lisa Littleton Holley, of Bankers Title & Escrow Dickson, LLC, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Dickson, LLC prepared a Warranty Deed executed by Evans Smith and wife, J. Meagan Smith, formerly known as Meagan Segebarth, and recorded on November 3, 2017 in the Register's Office for Davidson County, Tennessee in Instrument No. 20171103-0113047.

2. The derivation clause of the property contains a typographical error in the referenced Instrument No. for Davidson County, Tennessee. The derivation clause is as follows:

   Being the same property conveyed to Evans Smith and Meagan Segebarth, as joint tenants with rights of survivorship, by Special Warranty Deed from Bank of America, N.A., dated April 6, 2012, and of record in Instrument Number 20120514-0041589 in the Register's Office for Davidson County, Tennessee.

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

FURTHER, Affiant saith not.

Banker's Title & Escrow Dickson, LLC

By:_____
Lisa Littleton Holley, Attorney

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa Littleton Holley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Closing Processor of Bankers Title & Escrow Dickson, LLC and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6 day of August, 2020.

_____
NOTARY PUBLIC

My Commission Expires:_____

STACY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-23-2023