Prepared by,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104B Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 467141 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20200831-0098566

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Leslie A. Garside, a resident of Davidson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an attorney of Magnolia Title & Escrow, Inc., on February 27, 2018, prepared a certain Warranty Deed executed by Annette L. Meyrose and Michele L. Miles, by Annette L. Meyrose, attorney in fact, which appears of record in Instrument No. 20180301-0019385, in the Register's Office for Davidson County, Tennessee and subsequently filed a Scrivener's Affidavit at Instrument No. 20200827-0097514, Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reference the Plat for the property being conveyed in both instruments.

3. Whereas, by inadvertence, error and mistake, Affiant referenced the plat being at Instrument No. 20020506-0055200 and/or 20040115-0055200, both references being incorrect and not the most recently filed plat for the property at issue.

4. Now, therefore, Affiant hereby certifies that the Plat reference in said Warranty Deed should read as "Being Lot No. 74, on the Plan of Villages of Larchwood, Phase II, Section IVB, of record in Instrument No. 20040115-0006250, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description."

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on March 1, 2018 in Instrument No. 20180301-0019385, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Leslie A. Garside, Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Leslie A. Garside,** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner