Karen Johnson Davidson County
Batch# 470980 AFFIDAVIT
09/08/2020 08:00:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200908-0101494

SCRIVENER'S AFFIDAVIT

WHEREAS, the undersigned Affiant prepared the Warranty Deed from Fischer &Ford Group, LLC, to Brandon Kiser, of record in Instrument No. 20051128-0142713, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Warranty Deed contained the following scrivener's errors in it:

1) On page 1, the Grantor's name in the granting clause appeared as "Fischer & Ford Group, LLC," when it should have appeared as "Clubhouse Trails, a Joint Venture, composed of Fischer & Ford Group, LLC, a Tennessee limited liability company, and Houston Investments, Inc., a Tennessee corporation."

2) The Grantor's signature block appeared as "Fisher & Ford Group, LLC, by James A. Ford, Secretary" when it should have appeared as "Clubhouse Trails, a Joint Venture, By Fisher & Ford, LLC, Joint Venturer, By: James A. Ford, Secretary."

NOW, THEREFORE, the undersigned Affiant hereby affirms that the scrivener's errors consisted of the hereinabove clerical errors. The following corrections are hereby made to the said Deed:

1) On page 1, the Grantor's name in the granting clause shall be corrected to appear as "Clubhouse Trails, a Joint Venture, composed of Fischer & Ford Group, LLC, a Tennessee limited liability company, and Houston Investments, Inc., a Tennessee corporation."

2) The signature line shall be corrected to appear as "Clubhouse Trails, a Joint Venture, By Fisher & Ford, LLC, Joint Venturer, By: James A. Ford, Secretary."

The authorizing Resolutions of both Joint Venturers are attached hereto as Exhibit A and made a part of said Deed.

This Affidavit is being made solely to correct said errors in the said Warranty Deed. The undersigned agrees that an electronic or facsimile copy can be relied upon the same as an original.

WITNESS MY HAND on this the 4th day of September 2020.

Guaranty Title and Escrow Co., Affiant

By: Lori Holloway

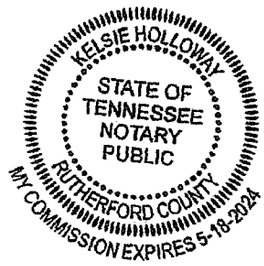
Lori Holloway, President

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Lori Holloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that s/he is President of Guaranty Title and Escrow Co., the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

Witness my hand and official seal at office this 4 day of September 2020.

Kelsie Holloway
NOTARY PUBLIC
My Commission Expires: 5/18/2024



TO THE REGISTER OF DEEDS:
Please index this Affidavit under the following names:
Fischer & Ford Group, LLC
Brandon Kiser
Clubhouse Trails, a Joint Venture

Prepared by
Cindy S. Smith, P.C., Attorney at Law, P.O. Box 292004, Nashville, TN 37229-2004
2008k188

Exhibit A

RESOLUTION TO SELL

The undersigned, constituting all of the duly elected or existing Board of Directors of Fischer & Ford Group, LLC hereby unanimously adopt the following resolutions and consent to the taking of all actions set forth herein.

Resolved, the Chief Manager, James M. Fischer, Jr., or Secretary James A. Ford are authorized to sell all lots in Ransom Park, McFarlin Pointe and Fairway Villa Townhomes, and to execute and deliver such documents as may be required by Lender or closing Attorney to complete said sale.

Dated: February 23, 2006

Directors:

James M. Fischer, Chief Manager

James A. Ford, Secretary

202009080101494

Exhibit A (continued)

RESOLUTION TO SELL

The undersigned, constituting all of the duly elected or existing Board of Directors of Houston Investments, Inc, hereby unanimously adopt the following resolutions and consent to the taking of all actions set forth herein.

Resolved, the Chief Manager, James M. Fischer, Jr., or Secretary, James A. Ford of Fischer & Ford Group, LLC are authorized to sell all lots in Fairway Villa Townhomes, vested in Clubhouse Trails, a joint venture, and to execute and deliver such documents as may be required by Lender or closing Attorney to complete said sale.

Dated: July 10, 2006

Directors:

Quinn Houston, President

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022