Karen Johnson Davidson County
Batch# 566366 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20210203-0015316

THIS INSTRUMENT PREPARED BY/RETURN TO:
Bankers Title & Escrow Corporation
3310 West End Avenue #540
Nashville, TN 37203

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Quitclaim Deed of record in Instrument No. 20210128-0012500, Register's Office for Davidson County, Tennessee.)

I, Hillary Monroe Smith, Attorney at Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Corporation prepared and sent for recording a Quitclaim Deed executed by Brandon G. Broda, as Grantor, to Brandon G. Broda, Robert Broda Jr. and wife, Sherry Broda, with a life estate to Robert Broda Sr., of record in Instrument No. 20210128-0012500, Register's Office for Davidson County, Tennessee (hereinafter the "Quitclaim Deed").

2. The Quitclaim Deed was sent to the Register's Office for Davidson County with two blank lines in the derivation section. These lines in the derivation section were left blank because when Bankers Title & Escrow Corporation sent the Quitclaim Deed in for recording, the Warranty Deed from RSD 27th Avenue, LLC, AXIS2, a Tennessee Limited Liability Company, to Brandon G. Broda, dated January 22, 2021, had not yet been recorded (hereinafter the "Warranty Deed."). The Quitclaim Deed and the Warranty Deed were simultaneously sent to the Register's Office for Davidson County to be recorded.

3. The blank lines in the derivation section of the Quitclaim Deed were pending the date on which the Warranty Deed was recorded and the Instrument Number at which the Warranty Deed was recorded.

4. The Register's Office for Davidson County wrote in, by hand, onto the Quitclaim Deed, the incorrect date on which the Warranty Deed was recorded and the incorrect Instrument Number at which the Warranty Deed was recorded.

5. The incorrect derivation, as recorded in Instrument No. 20210128-0012500, reads: "Further, being a portion of the same property conveyed to Brandon G. Broda by Warranty Deed from RSD 27th Avenue, LLC, AXIS2, a TN Limited Liability Company, dated January 22, 2021 and recorded on January 29, 2021, in Instrument No. 20210129-0012498, Register's Office for Davidson County, Tennessee."

6. The Warranty Deed was in fact recorded on January 28, 2021.

7. The instrument number at which the Warranty Deed was recorded is in fact 20210128-0012498.

8. The correct derivation for the Quitclaim Deed is and should read: "Further, being a portion of the same property conveyed to Brandon G. Broda, an unmarried man, by Special Warranty Deed from RSD 27th Avenue, LLC, AXIS2, a Tennessee Limited Liability Company, dated January 22, 2021 and recorded on January 28, 2021, in Instrument No. 20210128-0012498, Register's Office for Davidson County, Tennessee."

This is (X) IMPROVED property known as 516 27th Avenue North, Apt. 6, Nashville, TN 37209.

All other matters contained in the Quitclaim Deed remain the same.

FURTHER, Affiant saith not.

Hillary Monroe Smith, Attorney
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Attorney of Bankers Title & Escrow Corporation, and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 2ND day of February, 2020.

NOTARY PUBLIC

My Commission Expires: Mar 6, 2024

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 2ND day of February, 2020.

NOTARY PUBLIC

My Commission Expires: Mar 6, 2024

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON