Karen Johnson Davidson County
Batch# 607225 AFFIDAVIT
04/06/2021 09:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210406-0044614

This Instrument Prepared By:
Lakeside Title & Escrow, LLC
845 Wren Rd.
Goodlettsville, TN 37072
21-1054TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Cross Reference to:
Instrument No. 20210209-0018216
Davidson County, Tennessee

SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting officer, came Lakynn Cotten (the "Affiant") on behalf of Lakeside Title & Escrow, LLC, who being duly sworn, deposes as states as follows:

1.

Advance Title of Murfreesboro, Inc. was the settlement agent on the 4th of February, 2021 representing Matt Snyder, an unmarried man, (hereinafter referred to as "Borrower") for a transaction involving the property described as 1116 Oakway Court, Nashville, TN 37214.

2.

In conjunction with said closing, Lakeside Title & Escrow, LLC prepared the Warranty Deed for the transaction dated 02/04/2021, executed by Janice F. Curtis, a single person, and recorded in Instrument No. 20210209-0018216, Davidson County, Register of Deeds.

3.

A scrivener's error was made in the property address on the Warranty Deed. The subdivision name in the legal description is incorrectly listed. Said error is hereby corrected to read:

> Land in Davidson County, Tennessee, being Lot No. 59-B on the Plan of Revision of Zone Lot Division of Lot 59 A and B, Revised Section Three, Percy Priest Woods, of record in Plat Book 7900, Page 398, which revised Book 5200, Page 789 and Book 6250, Page 459, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

4.

The purpose of the affidavit is to put all parties on notice of the above-described error and to correct the same.

5.

Affiant is aware that this Affiant will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

Lakynn Cotten

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said State and County, the within named Lakynn Cotten, the Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1st day of April, 2021.

Notary Public

My Commission Expires: 03/07/2023

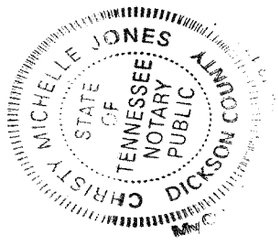
True Copy Certification

I, **Laura Desmond** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Desmond

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Laura Desmond** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christy M. Jones
My Commission Expires:

SEAL