THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
1612 Westgate Circle, Suite 114/115
Brentwood, TN 37027
File: TN-21-04461

Karen Johnson Davidson County
Batch# 670023 AFFIDAVIT
07/02/2021 09:14:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210702-0089791

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF Tennessee
COUNTY OF Williamson

WHEREAS, Penny Y. Ray (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and swears to the following:

1. I am an agent of Ark Title Group, LLC, acting on behalf of Ark Title Group, LLC;
2. I have personal knowledge of the facts and matters stated herein;
3. The following instrument, through inadvertence, mistake, and error, contains a scrivener's error:

Instrument:	Warranty Deed
Grantor:	Robert Stone and wife, Jill Stone
Grantee:	Signpost Homes, Inc., a Washington Corporation
Recorded in Instrument No.:	20210503-0058691
Date Recorded:	5/3/2021

4. This Affidavit is being filed for record in the County of Davidson, State of Tennessee, for the purpose of explaining the error in Grantee.
5. The contract for purchase of the property described in the above referenced Deed was assigned from Signpost Homes, Inc., a Washington Corporation, to Zillow Homes Property Trust, a Delaware Statutory Trust, shortly prior to closing and signing of the above referenced Deed.
6. The Deed had already been prepared for closing at the time of assignment and through inadvertent error was not updated prior to closing and recording.
7. A Quitclaim Deed was executed from Signpost Homes, Inc., a Washington Corporation, to Zillow Homes Property Trust, a Delaware Statutory Trust and recorded in **Instrument No. 20210611-0078928**, Register's Office for Davidson County, Tennessee.
8. Ark Title Group, LLC, was unable to obtain a corrective Warranty Deed from Robert Stone and Jill Stone and therefore this Affidavit is being recorded in explanation.

Signed this 1 day of July, 2021.

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Penny Y. Ray

Name: Penny Y. Ray

SWORN TO AND SUBSCRIBED before me, the undersigned, a Notary Public for the jurisdiction aforesaid, on July 1, 2021.

My Commission Expires
September 2, 2024

NOTARY PUBLIC

My commission expires:_____

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, PENNY Y. RAY, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 1 day of July, 2021.

Penny Y. Ray | Escrow Assistant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, DANIELLE CHANDLER, a Notary Public for this county and state, PENNY Y. RAY, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed.

Notary Public
My commission expires on: 4-10-2022

(seal)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022