This instrument prepared by:
Commerce Title & Escrow, LLC
513 3rd Avenue South
Nashville, TN 37210

Record & Return to Preparer
File No.:_ALW-16-1810-SALE

Karen Johnson Davidson County
Batch# 850070 AFFIDAVIT
05/03/2022 12:26:23 PM 1 pg
Fees: $12.00 Taxes: $0.00
20220503-0051338

SCRIVENER'S AFFIDAVIT

(Reference to Warranty Deed of record in Instrument Number 20161024-0112432, Register's Office for Davidson County, TN)

Comes now, Commerce Title & Escrow, LLC, with its principal place of business located at 513 3rd Avenue South, Nashville, TN 37210, by and through its authorized agent, Adam G. LaFevor, and states on oath:

1. That Commerce Title & Escrow, LLC had cause to prepare and/or record a Warranty Deed executed by Magness Group, Inc. ("Grantor") to David R. Vago and Sonia Matwin Vago ("Grantee") of record in Instrument Number 20161024-0112432, in the Register's Office for Davidson County, Tennessee;
2. That the derivation clause failed to sight a Quitclaim Deed which was recorded prior to the conveyance.
3. The derivation clause contained information from the chain of title which was superfluous to the transaction.
4. Preparer wishes to clarify the chain of title as follows:

   Being part of the same property conveyed by Warranty Deed from Tyler Augusty and Michelle Augusty, husband and wife, to William H. Smallman, married, dated December 1, 2015, recorded in Instrument Number 20151202-0121650, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from William H. Smallman to Magness Group, Inc., dated October 17, 2016, recorded in Instrument Number 20161024-0112431, said Register's Office.

   Subject property is not, nor has it ever been, the marital or principal residence of William H. Smallman, his spouse, or dependents, as defined by statute.

5. That this affidavit is given to correct and explain the error and to assist the present owners and lender, as well as all future owners, lenders, title examiners, and insurers.

EXECUTED on the 2 day of May, 2022.

Commerce Title & Escrow, LLC

By: Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam G. LaFevor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **Commerce Title & Escrow, LLC**, that he as such **Authorized Agent**, being authorized to do so, executed the within instrument for the purposes therein contained. Witness my hand and official seal at office this 2 day of May, 2022.

Notary Public
My commission expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY