This instrument prepared by:
Law Office of Andrew Gibson
19 Town Center Loop #4B
Santa Rosa Beach, FL 32459

Map 061-07
Parcel 0 277.00

Karen Johnson Davidson County
Batch# 210363 AFFIDAVIT
03/27/2019 09:38:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190327-0027507

SCRIVENER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF WALTON

The undersigned, Andrew B. Gibson, Jr., ("Affiant") being duly sworn, deposes and makes oath as follows:

1.) I prepared a Quitclaim Deed (the "Deed") as recorded in Instrument No. 20190212-0013067 in the Register's Office for Davidson County, Tennessee.

2.) The Deed was for the conveyance of certain property described therein, from Edward C. Mason, II, Barry D. Knowles, Steven T. Murff, Howard C. Rodriguez and Amon D. Ringemann, being the Trustees of the IONIC Lodge #254, the successor of the Jere Baxter Lodge No. 742, F & A. M. and said Trustees being the successors of the Trustees named in the Deed of record in the Davidson County Register of Deed's Office in Book 2735, Page 501 ("Grantor"), to Edward C. Mason, II, Barry D. Knowles, Steven T. Murff, Howard C. Rodriguez and Amon D. Ringemann Trustees of IONIC Lodge #254, their successors and assigns ("Grantee"), all interest Grantor had as the successor Trustees and being the current Trustees of the IONIC Lodge #254, which is the successor of the Jere Baxter Lodge No. 742 F & A. M. to a certain tract of land known as 4400 Gallatin Pike in Davidson County, Tennessee, (Property").

3.) The Legal Description in the Deed (the second and third paragraphs of page one of the Deed) mistakenly did not include Lot 1 which was to be conveyed to the Grantee, along with Lot 2.

4.) Therefore, in order to comply with the wishes and intent of the Grantor and Grantee named in the Deed, the legal description of the Deed is corrected to be as follows:

Land in Davidson County, Tennessee, being Lots No. 1 and 2 of Block "A" on the revised Plan of certain lots of Jackson Park, Section No. 1, as of record in Book 974, Page 28, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by T.R. Sanford, Surveyor, dated January 18, 1958.

Said Lots Nos 1 and 2 adjoin and front together 250 feet on the easterly side of Gallatin Road and run back between, the southerly line running along the northerly margin of the entrance to Winding Way and Kenwood Drive 230.75 feet, and 229.85 feet on the northerly line, to a dead line measuring 249 feet 8 inches thereon.

5.) There are no other changes to the Deed and this Scrivener's Affidavit is executed by Andrew B. Gibson, Jr. the preparer of the Deed, for the purpose of correcting the legal description as outlined herein.

WITNESS, my hand this ___ day of March, 26, 2019.

ANDREW B. GIBSON, JR., Affiant

STATE OF FLORIDA
COUNTY OF WALTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew B. Gibson, Jr., the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Memphis, Tennessee this 26 day of March 2019.

Tammie Kelley Becker
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG234227
Expires 7/5/2022

Tammie Kelley Becker
NOTARY PUBLIC

My Commission Expires: 07/05/2022