This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
Brentwood, Tennessee 37027

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Karen Johnson Davidson County
Batch# 347786 AFFIDAVIT
01/23/2020 01:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200123-0008541

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Evans Thomas Hassold, of LEGACY LAW GROUP, PLLC, 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 that:

1. LEGACY LAW GROUP, PLLC, successor in interest to LEGACY LAW GROUP, PC, prepared a Warranty Deed executed by Kathleen L. Welch, dated August 6, 2015, and recorded with Instrument Number 20151222-0128884, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto and made a part hereof (the "**Deed**") as **EXHIBIT A**.

2. The conveyance clause lists the Grantee as:

   KATHLEEN L. WELCH, TRUSTEE of the WELCH REVOCABLE LIVING TRUST, dated August 6, 2015.

3. Reference to the "WELCH REVOCABLE LIVING TRUST" was inadvertently and unintentionally listed and is, as such, a scrivener's error. Any such reference should be substituted with the following:

   "KATHLEEN L. WELCH REVOCABLE LIVING TRUST"

All other matters contained in said Deed remain the same.

Dated this 23nd day of January, 2020.

Legacy Law Group, PLLC

By: Evans Thomas Hassold, Attorney

STATE OF TENNESSEE

COUTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evans Thomas Hassold, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23nd day of January, 2020.

NOTARY PUBLIC
My Commission Expires: _____



"EXHIBIT A"

This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20150108212 DEEDWARR
Recvd: 12/22/15 14:57 3 pgs
Fees:17.00 Taxes:0.00
20151222-0128884

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Kathleen L. Welch, Trustee KATHLEEN L. WELCH REVOCABLE LIVING TRUST dated August 6, 2015 1601 West Rd. Goodlettsville, TN 37072	Renasant Bank 3333 Peachtree Rd. NE. Suite M10 Atlanta, GA 30326	Map: 33 Parcel: 147

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§ 67-4-409[a][3][F]).

TONI A. MS DERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-03-2019

AFFIANT

Sworn to and subscribed before me this August 6, 2015.

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Kathleen L. Welch, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to KATHLEEN L. WELCH, TRUSTEE of the WELCH REVOCABLE LIVING TRUST, dated August 6, 2015.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this August 6, 2015.

By: _____
KATHLEEN L. WELCH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHLEEN WELCH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this this August 6, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 05-03-2017



Exhibit A

Property Description

Said property is described to wit:

BEING part of Lot No. 4 on the Map of a subdivision of part of Eppie Cunningham and Nancy Garrrett land in the Eleventh Civil District of Davidson County, Tennessee, said subdivision being made by S. T. Johnson and more specifically and particularly described to a survey made by Southern Land Surveying Company, Inc., dated September 7, 1967, as follows:

BEGINNING at an iron stake in the northerly margin of West Road, said iron stake being the southwest corner of the property conveyed to J. O. Covington by deed of record in Book 4156, page 655, said Register's Office; thence N. 2 deg. 45' E 365.79 feet to an iron stake; thence N. 58 deg 50' E 312.19 feet to an iron stake; thence S 3 deg 28' W 531.87 feet to an iron stake; thence, with the northerly margin of West Road, N. 89 deg. 06' W 252.49 feet to the point of beginning, and containing 2.63 acres, more or less.

BEING the same property conveyed to Kathleen L. Welch by Warranty Deed of record from Gary William Reinke and wife, Belinda Diann Reinke, dated June 22, 2001, and recorded with Instrument Number 20010626-0067707, Register's Office for Davidson County, Tennessee.

This is improved property known as 1601 West Rd., Goodlettsville, TN 37072.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

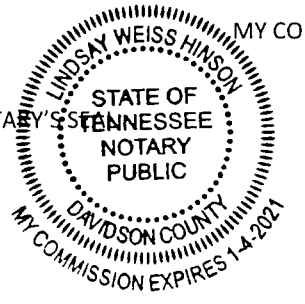
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).