Instrument prepared by:
Chambliss, Bahner & Stophel, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450
Attn: Dana B. Perry

Karen Johnson Davidson County
Batch# 368457 AFFIDAVIT
03/06/2020 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200306-0025425

SCRIVENER'S AFFIDAVIT

(To correct the legal description source of title for property conveyed in the Quitclaim Deed recorded at instrument number 20191104-0113276, in the Register's Office of Davidson County, Tennessee)

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

BEFORE ME, the undersigned, attesting authority in and for said State and County, came Dana B. Perry ("Affiant"), who being duly sworn deposes and says on oath that this affidavit relates to the legal description source of title to the real property. Affiant makes the following statements under oath as being relevant and material to the percentage of interest in said conveyance of real property:

1. That the Affiant is an attorney whose law firm prepared the following document for recording in the public records of the Register's Office of Davidson County, Tennessee ("Register's Office"):

   QUITCLAIM DEED executed by CECIL W. VANDEVENDER and wife, LAUREN M. BARDWELL ("Grantors") in favor of CECIL W. VANDEVENDER and LAUREN M. BARDWELL, CO-TRUSTEES OF THE VANDEVENDER-BARDWELL TENNESSEE COMMUNITY PROPERTY TRUST U/A DATED OCTOBER 25, 2019 recorded at Instrument number 20191104-0113276 with the Register's Office (the "Quitclaim Deed").

2. That the Quitclaim Deed contains a scrivener's error in the legal description relating to the source of title to the real property. The reference to the legal description should be deleted in its entirety and should be more particularly described as follows:

   (Parcel No: 104 01 0 455.00)
   Land in Davidson County, Tennessee, being Lot No. 1, RESUBDIVISION OF THE EASTERLY ONE-HALF OF LOT 174 ON THE PLAN OF PART OF WEST GROVE SUBDIVISION (BOOK 421, PAGE 88 RODC) AND LOT 8 AND PART OF LOT 5 ON THE MAP

OF M.T. PENDERGRASS' SUBDIVISION OF LOTS 175 AND 176, WEST GROVE (BOOK 547, PAGE 185 RODC), as shown on plat of record in Instrument No. 20140708-0060178, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Trustee's Deed from C. Tucker Herndon, Substitute Trustee to J. Seth Jennings & William Smallman, dated June 10, 2011, recorded June 17, 2011 in Instrument No. 20110617-0046593, in the Register's Office of Davidson County, Tennessee.

Further being a part of property conveyed in Quitclaim Deed from J. Seth Jennings to William H. Smallman, dated January 28, 2014, recorded January 30, 2014 in Instrument No. 20140130-0008304, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed by Quitclaim Deed from William H. Smallman to Magness Group, Inc. dated April 12, 2014, recorded May 13, 2014 in Instrument No. 20140513-0041102, in the Register's Office of Davidson County, Tennessee.

GRANTOR'S SOURCE OF TITLE is Warranty Deed recorded on January 21, 2015 in Instrument No. 20150121-0005878 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) All restrictions of record; 2) All easements of record; 3) All visible easements; 4) All matters appearing on the plan and/or plat of record; 5) All applicable government and zoning regulations.

No boundary survey of the within tracts or parcels of land was made at the time of this conveyance, and the legal descriptions of the within tracts or parcels of land are not different from previous deeds.

3. The Affiant, being duly sworn, makes further oath that this error was merely a scrivener's error and the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

This 4th day of March, 2020.

Dana B. Perry

STATE OF TENNESSEE :

COUNTY OF HAMILTON :

Before me, a Notary Public of the state and county aforesaid, personally appeared Dana B. Perry, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as her free act and deed.

WITNESS my hand and seal, at office in Hamilton County, Tennessee this 4th day of March, 2020.

Notary Public
My Commission Expires: February 12, 2022

HANNAH KOEHLER
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Dana B. Perry, do hereby make an oath that I am a licensed attorney and/or the 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.

Dana B. Perry, Authorized Agent

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, Jannine M. Rowell, a notary public for this county and state, Dana B. Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jannine M. Rowell
My Commission Expires: September 26, 2022