This Instrument Prepared By and Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 531710 AFFIDAVIT
12/14/2020 08:54:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201214-0146287

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF MAURY

Comes now, **Amanda Arthur** hereinafter referred to as Affiant, on this 9th day of December, 2020, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The Affiant as a representative of Homeland Title, LLC prepared a Warranty Deed dated November 16, 2020, and recorded November 18, 2020 in **Instrument Number 20201118-0135599,** Register's Office for Davidson County, Tennessee between Dawn E. Sears and Scott D. Tracy, (Grantors) and Daniel S. Bateman and Anne M. Bateman, (Borrower).

2. Whereas the above mentioned Warranty Deed was prepared with an incomplete legal description as follows:

   Land in Davidson County, Tennessee, being Lot No. 55, Section 2, Phase I, on the Plan of Harpeth Village, a Planned Unit Development of record in Instrument No. 20080618-0062694, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Being the same property conveyed to David Tracy and Carol Tracy, husband and wife by Warranty deed from Biltmore Development LLC, a Tennessee limited liability company of record in Instrument No. 20100129-0007421 Register's Office for Davidson County, Tennessee, dated January 27, 2010 and recorded on January 29, 2010.

3. Whereas the Affiant makes this affidavit for the purpose of correcting the legal description as set forth on the original Warranty Deed to now read as follows:

   Land in Davidson County, Tennessee, being Lot No. 55, Section 2, Phase I, on the Plan of Harpeth Village, a Planned Unit Development of record in Instrument No. 20080618-0062694, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Being the same property conveyed to David Tracy and Carol Tracy, husband and wife by Warranty deed from Biltmore Development LLC, a Tennessee limited liability company of record in Instrument No. 20100129-0007421 Register's Office for Davidson County, Tennessee, dated January 27, 2010 and recorded on January 29, 2010.

   David Tracy having since died June 24, 2011, leaving said property solely vested in surviving spouse Carol Tracy.

   Carol Tracy having since died July 5, 2020, devising real property to her children Dawn E. Sears and Scott D. Tracy by Last Will and Testament probated in Davidson County, Tennessee, Docket Number 20P1211.

Affiant(s):

Amanda Arthur

Amanda Arthur

STATE OF TENNESSEE
COUNTY OF MAURY

I, Jacob Bush, a Notary Public of the County and State first above written, do hereby certify that Amanda Arthur personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of December 2020.

Jacob Bush
Notary Public
My Commission Expires: 2/7/2024

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/13/2022

