Prepared by:
Kaalberg Law, PLLC
1106 Forrest Avenue
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 535844 AFFIDAVIT
12/16/2020 12:01:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201216-0148625

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, Aaron Kaalberg, being first duly sworn, deposes and makes oath as follows:

I prepared the following document:

Special Warranty Deed (Grantor: William C. Brummett Jr.; Grantee: Michael N. Donahoe and Patsy P. Donahoe) of record in Instrument 20201120-0137045 in the Register's Office of Davidson County, Tennessee.

The following changes should be made to the Special Warranty Deed:

- The consideration sum in the first paragraph was inadvertent and should read as follows:
  FOR AND IN CONSIDERATION of the sum of Six Hundred *Thousand and 00/100 Dollars ($600,000.00)*

- The address of the new owners for receiving tax bills on the first page should be changed to:
  7155 Bethel Road
  Goodlettsville, TN 37072

- The letter "T" was inadvertently left out of "BRUMMET" in the fourth line of the first paragraph and should be spelled as follows:

  BRUMMET*T*

Witness my hand this 10th day of December, 2020.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Kaalberg, 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 who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2020.

Notary Public

SUSAN BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1/8/2024

Karen Johnson Davidson County
Batch# 519646 DEEDWARRSP
11/20/2020 03:42:43 PM 7 pgs
Fees: $38.00 Taxes: $2,220.00
20201120-0137045

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2020.

Notary Public

My commission expires: 1/8/2024

SUSAN BRYANT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Michael N. Donahoe and Patsy P. Donahoe 944 Louisville Highway Goodlettsville, TN 37072	New Owner	018-16-0-180.00 019-13-0-019.00 019-13-0-020.00 019-13-0-021.00 019-13-0-022.00 019-13-0-023.00

FOR AND IN CONSIDERATION of the sum of Six Hundred One Thousand Four Hundred Nine and 91/100 Dollars ($601,409.91), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **WILLIAM C. BRUMMET JR.**, a resident of the Commonwealth of Kentucky ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **MICHAEL N. DONAHOE** and **PATSY P. DONAHOE**, husband and wife, each a resident of the State of Tennessee ("Grantee"), their heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds himself, his successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.