RECORD AND RETURN TO:
Prepared By and Return To:

Fresa Tavera

Boston National Title Agency, LLC

400 Rouser Road, Bldg 2, Suite 101

Coraopolis PA 15108

File Number: TN20101825

Karen Johnson Davidson County
Batch# 562684 AFFIDAVIT
01/27/2021 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210127-0012313

SCRIVENER'S AFFIDAVIT

Before me the undersigned authority, personally appeared Kerri Brosky, ("Affiant"), who after first being duly sworn, deposes and states as follows:

1. The undersigned affiant is an employee of Boston National Title Agency, LLC. whose business address is 129 W Trade Street 9th Floor Charlotte, NC 28202.

2. A General Warranty Deed of record in Instrument **20201028-0125325** in Davidson County, Tennessee, failed to properly convey property by not identifying the grantors only naming the estate of Edna Rose Ledbetter.

3. The legal description inadvertently had errors in the legal description. The legal description shown in Warranty Deed is as follows:

   A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING AN ADDITION TO LOT NO. 228 ON THE PLAN OF STANFORD COUNTY CLUB ESTATES, AS OF RECORD IN BOOK 2900, PAGES 84, REGISTER'S OFFICE FOR SAID COUNTY, SAID ADDITION BEING ON AN UNRECORDED PLAT AND IN ACCORDANCE WITH A SURVEY PREPARED BY JAMES L. MURPHY, JR. & CO., AND DATED NOVEMBER 23, 1977, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 228 AS IT APPEARS OF RECORD IN BOOK 2900, PAGE 84; THENCE IN A NORTHWESTERLY DIRECTION 123.90 FEET TO A POINT; THENCE EASTERLY 244.04 FEET TO A POINT; THENCE WESTERLY 134.83 FEET TO THE POINT OF BEGINNING.

   The purpose of this Affidavit is to correct vesting and the legal description.

4. **Vesting is to read as follow: Dwight Stephen Ledbetter, Co-Executor, Joel Anthony Ledbetter, Co-Executor and Timothy Alden Ledbetter, Co-Executor and as devisees of the estate of Edna Rose Garner Ledbetter, deceased to Shane P. Studer and Melinda Studer.**

5. **The Legal Description for the Warranty Deed should read as follow:** A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 228 ON THE PLAN OF RESUBDIVISION OF LOTS 228, 228-A & 229 ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, AS SHOWN ON PLAT OF RECORD IN BOOK 5190, PAGE 248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Further affiant saith not.

Dated: 1-21-21

Name:

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

The foregoing instrument was sworn to, subscribed and acknowledged before me this 21ST day of JAN, 2021 by KERRIE BROSKY who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

My commission expires: 5/13/23

J KATHRYNE POPE
Printed Name of Notary Public

Commonwealth of Pennsylvania - Notary Seal
J Kathryne Pope, Notary Public
Allegheny County
My commission expires May 13, 2023
Commission number 1131096
Member, Pennsylvania Association of Notaries

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY