THIS INSTRUMENT PREPARED BY
AND RETURN TO:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 612923 AFFIDAVIT
04/12/2021 02:27:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210412-0048441

SCRIVENER'S AFFIDAVIT IN PREPARATION OF QUITCLAIM DEED
(Reference to Quitclaim Deed of record as instrument number 20201125-0138239)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Michael D. Sontag, being duly sworn, deposes and says as follows:

1. That he is an attorney at Bass, Berry & Sims PLC;

2. That Bass, Berry & Sims PLC prepared the Quitclaim Deed ("Deed") dated October 28, 2020, that conveyed certain real property located in Davidson County, Tennessee more particularly described in the Deed (the "Property") from Kenneth C. Donahey and E. Annette Donahey to Michael D. Sontag and from Michael D. Sontag to Kenneth C. Donahey and E. Annette Donahey in order to create a tenancy by the entirety, said Deed having been recorded instrument number 20201125-0138239, in the Register's Office of Davidson County, Tennessee;

3. That, as a result of a scrivener's error, the Property was described as unimproved property when, in fact, it is improved property.

4. Further, the deed failed to affirmatively state that one of the purposes of the deed was to consolidate the two parcels (Tax Map 78, Parcels 66 and 67) as a single Tax Map 78, parcel 67 with a single address of 7891 River Road Pike, Nashville, Tennessee.

5. That this affidavit is made in accordance with T.C.A. § 66-24-101(a)(27) to correct the aforementioned error.

Michael D. Sontag

Sworn to and subscribed before me this
12th day of April, 2021.

Jennifer Roberts
Notary Public

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

My Commission Expires:
November 8, 2021

30157362.2

True Copy Certification

I, _Lucretia Albert_, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lucretia Albert

Signature

State of ___Tennessee_____

County of ___Davidson_____

Personally appeared before me. __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ 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: 5/3/21

Notary's Seal (if on paper)

JENNIFER R THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021