Karen Johnson Davidson County
Batch# 616323 AFFIDAVIT
04/16/2021 10:58:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210416-0051064

This Instrument Prepared By and Return To:
**Lawyers Escrow Service, Inc.**
**2021 Richard Jones Road, Suite 220**
**Nashville, Tennessee 37215**

## SCRIVENER'S AFFIDAVIT OF PREPARATION OF QUITCLAIM DEED

(reference to Quitclaim Deed of record in Instrument No. 2021215-0148135
and Instrument No. 20170615-0060039, RODC)

Comes now Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215, and states on oath:

1. That I prepared a certain Quitclaim Deed recorded December 15, 2020 as Instrument No. 20201215-0148135 in the Register's Office of Davidson County, Tennessee, wherein Anthony J. Balio was the grantor(s) and Scruggs Homes, GP were the grantees; and

2. That I also prepared certain Quitclaim Deed recorded June 15, 2017 as Instrument No. 20170615-0060039 in the Register's Office of Davidson County, Tennessee, Scruggs Homes, GP wherein was the grantor(s) and Anthony J. Balio were the grantees.

3. That though inadvertence the Plat Book and page was left off of the legal description as recorded;

4. That the correct legal description for both Quitclaim Deeds should read as follows:

   Land in Davidson County, Tennessee, being Lot No. 39 on the Revised Plan of Inns of Granny White of record in Book 6250, page 450 and amended in Book 6900, page 125, Register's Office for Davidson County, Tennessee.

5. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Robert L. Scruggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 15th, April 2021.

My commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2021

Notary Public

Certificate of Authenticity

I, Robert L. Scruggs, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.