Karen Johnson Davidson County
Batch# 623460 AFFIDAVIT
04/27/2021 01:25:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210427-0056086

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF WARRANTY DEED

(reference to Warranty Deed of record as Instrument No. 20201221-0151572, 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 Warranty Deed on December 18, 2020as Instrument No. 20201221-0151572 in the Register's Office for Davidson County, Tennessee, John D. Glennon and Amy Glennon, husband and wife, were the grantors and Juan Zhoa, an unmarried woman was the Grantee:

2. That through inadvertence the Grantee's name and legal description was incorrect as recorded:

3. That the corrected Grantee's name should read as follows:

   Juan Zhao, an unmarried woman

4. The the correct legal description should read as follows:

   Land in Davidson County, Tennessee, being Unit No. 60 Versailles Apartments of record in Plat Book 5050, page 80 and corrected in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719, said Register's Office.

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, Attorney

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 she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 26th day of April 2021.

My commission expires:

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

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.