Karen Johnson Davidson County
Batch# 648221 DEEDWARR
06/02/2021 01:59:30 PM 2 pgs
Fees: $13.00 Taxes: $18.50
20210602-0074085

This instrument prepared by:
Lee and Lee, Attorneys, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

L&L # 9780-129

Scrivener's Affidavit of Deed Preparation

(Reference Warranty Deed, Instrument No. 20210316-0034939, RODCT)

STATE OF TENNESSEE
COUNTY OF WILSON

Comes now Lee and Lee, Attorneys at Law, P.C., 109 East Gay Street, Lebanon, TN 37087, and states on oath:

1. That Lee and Lee Attorneys at Law, P.C. prepared the Warranty Deed dated March 12, 2021 and of record as Instrument No. 20210316-0034939, Register's Office for Davidson County, Tennessee, whereby Lonnie H. Wilkey and wife, Joyce D. Wilkey (the "Grantor") conveyed certain real property therein described to Brooks Tyler Webb and Kayla Joan Whatley, joint tenants with right of survivorship (the "Grantee");

2. That through inadvertence the deed's consideration affidavit states that the consideration for the transfer was $300,000.00;

3. That the actual consideration for the transfer was $305,000.00;

4. That the affidavit should state that "the actual value or consideration, whichever is greater, for this transfer is $305,000.00";

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

Lee and Lee, Attorneys at Law, P.C.

By: J. Christopher Ross
J. Christopher Ross, Attorney at Law

Subscribed and sworn before me on this 25th day of May 2021.

Tawnya M. Buster
Notary Public

My commission expires: 9/7/21

TAWNYA M. BUSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared J. Christopher Ross, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be an Attorney at Law of Lee & Lee, Attorneys at Law, PC, the within named bargainor, a corporation, and that such attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation as such attorney.

Witness my hand and seal this 25th day of May 2021.

Tawnya M. Buster
Notary Public

My commission expires: 9/7/21

TAWNYA M. BUSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022