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

Karen Johnson Davidson County
Batch# 763605 AFFIDAVIT
12/01/2021 09:05:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211201-0158371

SCRIVENER'S AFFIDAVIT OF PREPARATION OF QUITCLAIM DEED

(reference to Deed of record in Instrument No. 20180829-0085586, ROWC)

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 recorded August 29, 2018, as Instrument No. 20180829-0085586 in the Register's Office of Davidson County, Tennessee, wherein Randall C. Morgan and Christy B. Morgan, husband and wife were the grantor(s) and Tabitha Hayes, a married woman and Renee Girard and Todd Clark, husband and wife was the grantees; and

2. That through inadvertence the Unit number for 5929 Deal Avenue, Nashville, TN 37209, was incorrect in the legal description as recorded;

3. That the correct legal description for the Warranty Deed should read as follows:

   Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 552 Stevenson Street, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20171220-0129722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

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 23rd day of November 2021.

My commission expires:
-

Notary Public

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

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 23rd day of November, 2021.

Robert L Scruggs 11-23-2021

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 23rd day of November, 2021

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023