Karen Johnson Davidson County
Batch# 783433 AFFIDAVIT
01/03/2022 03:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220103-0000794

This Instrument Prepared By and Return To:
Lawyers Escrow Services, 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.20190903-0088386 RODC)

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

1. That I prepared a certain Quitclaim Deed, recorded September 3, 2019 as Instrument No. 20190903-0088386 in the Register's Office of Davidson County, Tennessee, wherein Brian Bequette and Gerald Bequette were the grantor(s) and WPS, LLC a Tennessee limited liability company, was the grantee;

2. That though inadvertence the Lot No. in the legal description for 541 Wesley Avenue Nashville, TN 37207 reference in the Quitclaim Deed was incorrect as recorded.

3. That the correct Legal description should read as follows:

   Land in Davidson County, Tennessee, being Lot No. 84, on the Map of Section One, Joywood Heights of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

4. 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.

Melody Jenkins

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 Melody M. Jenkins, 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 27th day of December 2021.

Notary Public

My commission expires

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

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 27th day of December, 2021

Robert L Scruggs 12-27-2021

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 27th day of December, 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