Karen Johnson Davidson County
Batch# 824745 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20220318-0031732

Prepared by:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

State of TENNESSEE
County of DAVIDSON

The undersigned, Quinton Horner, being first duly sworn, deposes and makes oath as follows:

I prepared the following documents:

1. Special Warranty Deed dated March 17, 2022, from PMA Pennsylvania, LLC, an Indiana limited liability company, to 1804 Shackleford, LLC, a Tennessee limited liability company, recorded on March 17, 2022, of record in **Instrument No. 20220317-0031284**, Register's Office for Davidson County, Tennessee

The legal description provided in the Special Warranty Deed was inadvertently misstated and didn't take into account the filing of the Declaration of Covenants, Conditions, and Restrictions of the 1804 Shackleford Road Townhomes.

Therefore, in order to comply with the intentions of the parties to said instruments, the entire legal description in the Special Warranty Deed should be replaced with the following:

"Land in Davidson County, Tennessee, being 1804 Shackleford and 1802 Shackleford, 1804 Shackleford Road Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration recorded in Instrument No. 20220310-0027876, and as shown on the Plat recorded as Exhibit "B" of said Declaration, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby for a more particular description of said property.

Being the same property conveyed to James Franklin Morgan and wife, Helen A. Morgan by Warranty deed from Robert C. Dilgard and wife, Cynthia C. Dilgard of record in Book 4323, page 773, Register's Office for Davidson County, Tennessee, dated April 07, 1969 and recorded on April 07, 1969.

The said James Franklin Morgan having predeceased Helen A. Morgan.

Helen A. Morgan having since died on September 30, 2006 leaving a Last Will and Testament filed for probate in Docket No. 07P-46, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, Helen A. Morgan devised a Conditional Life Estate in subject property to William Henry Hobbs, and upon the expiration of his life interest, subject property be sold with proceeds divided between the survivors among William Henry Hobbs, Margaret Ellen Hobbs Lyle, Elizabeth Marion Hobbs Terry and Susan Hobbs Hinson.

Being the same property conveyed to William Henry Hobbs by Quitclaim deed from Susan Diane Hobbs Henson of record in Instrument No. 20080221-0017126 Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on February 21, 2008.

Being the same property conveyed to William Henry Hobbs by Quitclaim deed from Margaret Ellen Hobbs Lyle of record in Instrument No. 20080221-0017127 Register's Office for Davidson County, Tennessee, dated December 28, 2007 and recorded on February 21, 2008.

Being the same property conveyed to William Henry Hobbs by Quitclaim deed from Susan Diane Hobbs Henson of record in Instrument No. 20090122-0005662 Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on January 22, 2019.

Being the same property conveyed to William Henry Hobbs by Quitclaim deed from Margaret Ellen Hobbs Lyle of record in Instrument No. 20090122-0005663 Register's Office for Davidson County, Tennessee, dated December 28, 2007 and recorded on January 22, 2009.

The said William Henry Hobbs having since died intestate on September 23, 2013 leaving Jack William Hobbs, II as his sole heir at law.

Being the same property conveyed to Mark W. Bell, Trustee of the Hobbs Irrevocable Trust dated October 14, 2014, and any amendments thereto by Quitclaim deed from Jack William Hobbs, II of record in Instrument No. 20150521-0046969 Register's Office for Davidson County, Tennessee, dated April 06, 2015 and recorded on May 21, 2015.

Being the same property conveyed to Jack William Hobbs, II by Quitclaim deed from Mark W. Bell, Trustee of the Hobbs Irrevocable Trust dated October 14, 2014, and any amendments thereto of record in Instrument No. 20160107-0001577 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 07, 2016.

Being the same property conveyed to PMA Pennsylvania, LLC by Warranty deed from Jack William Hobbs, II and Elizabeth Marion Hobbs Terry of record in Instrument No. 20201028-0124717 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 28, 2020."

Witness my hand this 17th day of March 2022.

Quinton Horner - Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Quinton Horner, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March 2022.

VALERIE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Notary Public