Karen Johnson Davidson County
Batch# 836625 AFFIDAVIT
04/08/2022 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220408-0041415

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

L&L # 994

Scrivener's Affidavit of Deed Preparation

(Reference Warranty Deed, Instrument Number 20220103-0000619, 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 December 21, 2021 and of record in Instrument Number 20220103-0000619, Register's Office for Davidson County, Tennessee, whereby Boyd Prince and Rose Prince, husband and wife (the "Grantor") conveyed certain real property therein described to Steven William Turner and Jane Alice Turner, Trustees of the Turner Family Trust dated November 05, 2002 (the "Grantee");

2. That through inadvertence the derivation clause contained in the deed does not state that Kenneth S. Gross died on April 23, 2009, leaving Rose Marie Gross as the surviving tenant by the entirety, and that Rose Marie Gross has remarried and is now known as Rose Price;

3. That the derivation clause should state the foregoing matters as follows:

> Being the same property conveyed to Kenneth S. Gross and wife, Rose Marie Gross by Warranty Deed dated March 12, 2004 from Jerry Chaffin, married, recorded March 15, 2004, of record in Instrument Number 20040315-0029243, Register's Office for Davidson County, Tennessee. Kenneth S. Gross died on April 23, 2009, leaving Rose Marie Gross as the surviving tenant by the entirety. Rose Marie Gross has since remarried and is now known as Rose Price. Boyd Price, husband of Rose Price, joins in the execution of this instrument to convey any interest he may have in the property.

4. 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 1st day of April 2022.

Tawnya M. Buster
Notary Public

My commission expires: 8/19/25

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 1st day of April 2022.

Tawnya M. Buster
Notary Public

My commission expires: 8/19/25

TAWNYA M. BUSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 04-01-2022.

John M. Lee, Attorney

Date: 04-01-2022

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 1st day of April 2022.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.B. BOSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY