This Instrument Prepared By
And Return To:
Sidwell & Barrett, P.C.
Stewart Title Company
121 First Avenue South, Ste 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 859556 AFFIDAVIT
05/20/2022 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220520-0058714

SCRIVENER'S AFFIDAVIT

I, Christopher R. Jackson, Branch Manager for Stewart Title Company Tennessee Division, after being duly sworn, hereby certify that Stewart Title Company Tennessee Division recorded a Warranty Deed executed by Stephanie L. Tice and Eric A. Tice, wife and husband, to William Richard Upshaw and Laura Campbell Upshaw, husband and wife, recorded as Instrument No. 20220309-0026680, in the Register's Office for Davidson County, Tennessee.

The above mentioned Warranty Deed was recorded without the Exhibit A referenced on page 1 of the subject deed.

The purpose of this affidavit is to attest and affirm that the omission of the Exhibit A for said instrument was a clerical error, and that the original Warranty Deed be amended by this affidavit to include the attached Exhibit A.

STEWART TITLE COMPANY TENNESSEE DIVISION

Christopher R. Jackson,
Branch Manager

STATE OF TENNESSEE
COUNTY OF RUTHEFORD

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christopher R. Jackson, with whom I am personally acquainted and who upon his/her oath acknowledged himself to be the Authorized Agent of Stewart Title Company Tennessee Division, the within named, and that he as such Authorized Agent being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Authorized Agent.

Witness my hand and Official seal at office this 16th day of May, 2022.

Notary Public

My Commission Expires:
FEBRUARY 24. 2024

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File# 1556681

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF THE RESUBDIVISION OF LOTS NOS. 1 THROUGH 7 OF THE CHARLIE C. BONDS PROPERTY, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY BY DONALD W. FORTNER, SURVEYOR, DATED 1 APRIL, 1972, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BURKETT ROAD, SAID POINT BEING 513.75 FEET WEST OF THE COMMON FRONT CORNER OF LOTS 4 AND 5 IN SAID SURVEY; THENCE NORTH 7 DEG. 0' EAST, 770.00 FEET TO A POINT; THENCE SOUTH 86 DEG. 40' EAST, 171.25 FEET TO A POINT; THENCE SOUTH 7 DEG. 0' WEST, 770.0 FEET TO A POINT IN THE NORTHERLY MARGIN OF BURKETT ROAD; THENCE WITH THE MARGIN OF THE SAME, NORTH 86 DEG. 40' WEST, 171.25 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES.

TRACT 2:

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF THE RESUBDIVISION OF LOTS NOS. 1 THROUGH 7, OF THE CHARLIE C. BONDS PROPERTY, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY DONALD W. FORTNER, SURVEYOR, DATED MARCH 20, 1975, AS FOLLOWS:

BEGINNING AT A POINT NORTH 07 DEG. 00' EAST 770 FEET FROM THE NORTHERLY MARGIN OF BURKETT ROAD, SAID POINT BEING THE COMMON CORNER OF LOTS NOS. 1, 2, 9 AND 10, AS SHOWN IN SAID SURVEY; THENCE NORTH 07 DEG. 25' EAST 1001.32 FEET TO A POINT; THENCE SOUTH 84 DEG. 02' EAST 171.25 FEET TO A POINT; THENCE SOUTH 07 DEG. 27' WEST 993.46 FEET TO A POINT; THENCE NORTH 86 DEG. 40' WEST 171.25 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ERIC A. TICE AND WIFE, STEPHANIE L. TICE BY WARRANTY DEED FROM BARNETT W. MCCONNELL, JR. AND WIFE, POLLY A. MCCONNELL, DATED 08/24/2004 AND RECORDED 09/14/2004, OF RECORD IN INSTRUMENT 200409140110818, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 May 16, 2022.

Affiant Signature

May 16, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16th day of May, 2022.

Notary Public

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-24-26

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