This Instrument Prepared By:
Music City Title, Inc.
2323 21st Avenue South, Suite 306
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 887125 AFFIDAVIT
07/11/2022 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220711-0079492

SCRIVENER'S AFFIDAVIT OF NOTARY

Affiant, Ashley Rudy, who is over the age of eighteen (18) years of and whose address is 2323 21st Avenue South, Suite 306, Nashville, Tennessee 37212, states as follows:

1. On the 3rd day of June, 2022, I prepared the Warranty Deed, by and between, Anna Carolina Pontes, as "Grantee" and Evans Byrd and Katie J. Byrd, formerly known as Katie J. Adkisson, as "Grantors", of record at Instrument No. 20220617-0069321 dated June 3, 2022 and recorded in the Register's Office of Davidson County, Tennessee on June 17, 2022 ("Deed") with respect to the property more particularly described on the attached **Exhibit A**.

2. The Deed contained a typographical error in the name of the Grantee.

3. The correct spelling of the Grantee is **Ana Carolina Pontes**.

This Affidavit is made of my personal knowledge for the purpose of correcting the error described above.

Dated this 8th day of July, 2022.

Affiant, Ashley Rudy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of July, 2022, before me personally appeared Ashley Rudy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My Commission Expires: 05.21.2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 23 and the Northwest part of Lot No. 22 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 1130, Page 2, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Gen. W.B. Bates Drive at the common corners of Lots 22 and 23; thence with the line between said lot in an Easterly direction and crossing Browns Creek 127.0 feet to a concrete monument; thence with said creek in a Southwesterly direction 155.9 feet to a point in the Easterly margin of Gen. W.B. Bates Drive; thence with said drive in a Northerly direction 120.0 feet, more or less, to the point of beginning and being a triangular shaped parcel of land, said Lot No. 23 front together 246.3 feet, more or less, on the Easterly margin of Gen. W.B. Bates Drive as one tract of land, said parcel measures 168.0 feet on the Northerly lot line and 120.9 feet on the Southerly lot line.

Being the same property conveyed to Katie J. Adkisson, an unmarried woman, by Warranty Deed from Jackson L. Tucker, unmarried, of record in Instrument No. 20180309-0022739, Register's Office for Davidson County, Tennessee, dated March 9, 2018 and recorded on March 9, 2018.

Being the same property conveyed to Anna Carolina Pontes by Warranty Deed from Evans Byrd and Katie J. Byrd, formerly known as Katie J. Adkisson, as "Grantors", of record at Instrument No. 20220617-0069321 dated June 3, 2022 and recorded in the Register's Office of Davidson County, Tennessee on June 17, 2022.

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 7/8/22 (date of document).

Affiant Signature

7/11/22
Date

State of TN

County of DAVIDSON

~~Sworn to and subscribed before me this~~ 11 ~~day of~~ JULY, ~~2~~022

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026