Karen Johnson Davidson County
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Prepared BY:

Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

AFFIDAVIT OF ABBY BENSON, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on December 10, 2021, Abby Benson, Attorney at Law was an employee of Chapman and Rosenthal Title, Inc. and in her capacity with Chapman and Rosenthal Title, Inc., he prepared legal documents.

WHEREAS, on December 10, 2021, Abby Benson, Attorney at Law prepared a Quitclaim Deed of record in Instrument Number 20211213-0164618 in the Register's Office for Davidson County, Tennessee between Christian S. Pedersen, married, Grantors, and AP Advisory Group, LLC, a Delaware limited liability company, Grantee.

WHEREAS, the aforementioned Quitclaim Deed failed to include certain language by scrivener's error and Abby Benson, Attorney at Law, by this sworn affidavit, desires to correct this error by adding the following:

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

WITNESS my hand, at office, this 25th day of October, 2022.

FURTHER AFFIANT ~~SAYETH~~ NAUGHT.

Abby Benson, Attorney at Law

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Abby Benson, Attorney at Law, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 25th day of October, 2022.

NOTARY PUBLIC

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026