Karen Johnson Davidson County
Batch# 942219 AFFIDAVIT
11/17/2022 09:41:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221117-0122308

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

AFFIDAVIT OF WILLIAM T. CHAPMAN, IV, ATTORNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

WHEREAS, on September 1, 2020, William T. Chapman, IV, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in his capacity with Chapman & Rosenthal Title, Inc., he prepared a Warranty Deed for Grantor Austin William Scaggs and Louisa Pierce Scaggs, Trustees of The Scaggs Joint Revocable Trust U/A dated 10/11/2017 and Grantee Stephanie Mundy Self, Trustee of Soul Trust dated August 31, 2020 for the conveyance of real property located at: 1009B Glendale Lane, Nashville, Davidson County, Tennessee 37204 and with Map/Parcel ID: 132-09-0F-002.00, recorded in Instrument No. 20200908-0102051 in the Register's Office for Davidson County, Tennessee.

WHEREAS, on October 26, 2022, William T. Chapman, IV, Attorney at Law, discovered that the referenced Trustee Direction was not attached as indicated on the aforementioned Warranty Deed. The Trustee Direction and supporting Powers of Attorney are attached hereto to correct that omission.

WHEREAS, the aforementioned Warranty Deed was incorrectly prepared as noted above by scrivener's error, and William T. Chapman, IV, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit with the proper attachments.

FURTHER AFFIANT SAYETH NAUGHT.

William T. Chapman, IV, Attorney at Law

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, William T. Chapman, IV, 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 are true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 9th day of November, 2022.

NOTARY PUBLIC

My Commission Expires:_____

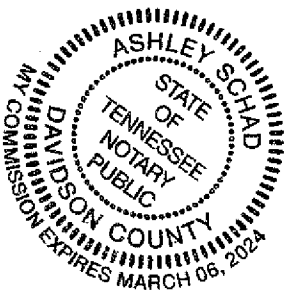


EXHIBIT A

LETTER OF TRUSTEE DIRECTION

Pursuant to The Scaggs Joint Revocable Trust U/A dated 10/11/2017 ("Trust") between Austin William Scaggs and Louisa Pierce Scaggs, the individual Trust Settlors, Trustees and Trust Beneficiaries ("Scaggs"), and William T. Chapman, IV, Attorney-in-Fact ("POA"), Scaggs hereby authorizes and directs POA to execute any and all documentation necessary to close the sale of Trust Property located at: 1009B Glendale Lane, Nashville, Davidson County, Tennessee 37204.

Date: September 1, 2020

Ryan Dieck, as Attorney-in-fact

RYAN DIECK, as Attorney-in-Fact for
Austin William Scaggs and Louisa Pierce
Scaggs, Individually and as the individual
Trust Settlors, Trustees and Beneficiaries
of The Scaggs Joint Revocable Trust U/A
dated 10/11/2017

EXHIBIT B

THIS INSTRUMENT PREPARED BY:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215
File #200829516

LIMITED POWER OF ATTORNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS, that I, **Louisa Pierce Scaggs**, of the County of Island, State of WA, have made, constituted and appointed, and by these presents do make, constitute and appoint **Ryan Dieck** to be my true and lawful attorney in my name, and as my act and deed, to sign, execute, deliver and acknowledge contracts, deeds, leases, mortgages, deeds of trust, bonds, notes, receipts, releases, bills of sales, settlement statements and such other instruments in writing of whatever kind and nature as may be necessary and proper in connection with the sale of property located at: 1009B Glendale Lane Nashville TN 37204 further described as:

Land in Davidson County, Tennessee, being Unit B of Glendale Reserve, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110824-0065586, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glendale Reserve, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat files as Exhibit "B" to said Declaration appearing as Instrument No. 20110824-0065586 and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

I do hereby give and grant to my said attorney full general power and authority to do and perform all and every act and thing necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present.

I do hereby ratify and confirm all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

It is also my express intention that the rights, powers, and authority of said Attorney-in-Fact granted herein shall not be revoked, but shall remain in full force and effect, in the event that I subsequently become mentally or physically incapacitated.

This Agreement shall be construed in accordance with and governed by the laws of the State of Tennessee, without regard to the principles of conflicts of law.

WITNESS my hand this the 31 day of AUGUST, 2020.

Louisa Pierce Scaggs

STATE OF WA)
COUNTY OF Island)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Louisa Pierce Scaggs**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Freeland (City), WA (State) this 31st day of AUG, 2020.

Notary Public

My Commission Expires: 4.29.2024

CHRISTA CANELL
APPOINTMENT EXPIRES
APRIL 29, 2024
NOTARY
PUBLIC
Commission # 51915
STATE OF WASHINGTON

EXHIBIT C

THIS INSTRUMENT PREPARED BY:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215
File #200829516

LIMITED POWER OF ATTORNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS, that I, **Austin William Scaggs**, of the County of Island, State of WA, have made, constituted and appointed, and by these presents do make, constitute and appoint **Ryan Dieck** to be my true and lawful attorney in my name, and as my act and deed, to sign, execute, deliver and acknowledge contracts, deeds, leases, mortgages, deeds of trust, bonds, notes, receipts, releases, bills of sales, settlement statements and such other instruments in writing of whatever kind and nature as may be necessary and proper in connection with the sale of property located at: 1009B Glendale Lane Nashville TN 37204 further described as:

Land in Davidson County, Tennessee, being Unit B of Glendale Reserve, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110824-0065586, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glendale Reserve, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat files as Exhibit "B" to said Declaration appearing as Instrument No. 20110824-0065586 and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

I do hereby give and grant to my said attorney full general power and authority to do and perform all and every act and thing necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present.

I do hereby ratify and confirm all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

It is also my express intention that the rights, powers, and authority of said Attorney-in-Fact granted herein shall not be revoked, but shall remain in full force and effect, in the event that I subsequently become mentally or physically incapacitated.

This Agreement shall be construed in accordance with and governed by the laws of the State of Tennessee, without regard to the principles of conflicts of law.

WITNESS my hand this the 31 day of AUGUST, 2020.

Austin William Scaggs

STATE OF WA)
COUNTY OF Island)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Austin William Scaggs**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Freeland (City), WA (State), this 31st day of Aug, 2020.

Notary Public

My Commission Expires: 4-29-2024

CHRISTA CANELL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 51816
APPOINTMENT EXPIRES APRIL 29, 2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/9/22

GEORGE E. MUDTER, JR.
Dated 11/9/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/9/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

