This Document Prepared By
and Following Recording Return To:

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Karen Johnson Davidson County
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CROSS REFERENCE DOCUMENT:
INSTRUMENT NUMBER 20221205 0126997

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, MARGARET MARTIN, being duly sworn deposes and says as follows:

1. That she is an attorney at Thompson Burton PLLC;

2. That she prepared the Quitclaim Deed from A. H. Johnson Co., L.L.C., successor by conversion to The A. H. Johnson Co., L.P. ("AH Johnson") to CHARLES D. SIMMS ("Simms") dated December 5, 2022, recorded as Instrument Number 20221205-0126997, Register's Office for Davidson County, Tennessee, on December 5, 2022 (the "Quitclaim Deed");

3. That through error and inadvertence, the Quitclaim Deed conveyed additional property that was not intended to be conveyed due to an error on the property description attached to the Quitclaim Deed as Exhibit A;

4. That only Reserve Parcel "G" of Hermitage Estates was intended to be conveyed to Simms;

5. That Reserve Parcels "D" and "E" of Hermitage Estates were not intended to be conveyed to Simms;

6. Attached hereto is a revised Exhibit A reflecting the correct property description as it should have been attached to the Quitclaim Deed.

7. This affidavit is made to correct the property description attached to the Quitclaim Deed as Exhibit A and to correct the conveyance of the property as follows:

(a) Reserve Parcel G of Hermitage Estates is conveyed to Simms.

(b) Ownership of Reserve Parcel D of Hermitage Estates is retained by A. H. Johnson Co., L.L.C., successor by conversion to The A. H. Johnson Co., L.P.

MARGARET MARTIN

Sworn to and subscribed before me this 15th day of December, 2022.

Maura Ann Nelson
Notary Public
My Commission Expires: 10.2.2023

MAURA ANN NELSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 2, 2023

EXHIBIT A

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Being Reserved Parcels "D", "E", and "G" on the plan of Hermitage Estates of record in Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to A. H. Johnson, Trustee, with full power to sell or convey by deed or mortgage without the joinder of any beneficiary for whom he may be acting by deed from Mrs. Helen Pride Dickson, Mrs. Lula Belle Pride Tucker, Maxie Pride, Mila Shumake Pride and Ory W. Pride of record in Book 3135, Page 441, Register's Office for Davidson County, Tennessee. The said A. H. Johnson having died on the 7th day of February, 1987, whose will is of record in Will Book KK, page 325 naming his wife, Malvin Johnson, as his sole beneficiary, the said Malvin Johnson having died on the 27th day of May, 1989, whose will is of record in Will Book QQ, page 104, both in the office of the County Court Clerk for Wilson County, Tennessee.

LESS AND EXCEPT Reserved Parcels "D" and "E."

Being part of the same property conveyed to A. H. JOHNSON CO., L.L.C., a Tennessee limited liability company, successor by conversion to THE A. H. JOHNSON CO., L.P., a Tennessee limited partnership, by Quitclaim Deed dated January 3, 1992 and recorded in Book 8521, page 863, Register's Office for Davidson County, Tennessee.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MELINDA A. GRAY, 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 December 15, 2022.

MELINDA A. GRAY

Date: December 15, 2022

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Brittany Wood, a Notary Public of said County and State, MELINDA A. GRAY, the within named 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 seal, at Office in Franklin, Tennessee, this 15th day of December, 2022.

Notary Public
My Commission Expires: 11-5-24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024