Karen Johnson Davidson County
Batch# 971299 AFFIDAVIT
02/15/2023 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230215-0011050

This Instrument was prepared by:
NOTESTINE LAW FIRM
Robert J. Notestine III, Attorney
109 Kenner Avenue, Suite 201
Nashville, TN 37205

File: Dennis Bobel, Sr. & Ginger Bobel
Warranty Deed: 20220503-0051224
Map/Parcel: 039 00 0 090.00

SCRIVENER'S AFFIDAVIT

I, Robert J. Notestine III, begin first duly sworn make oath as follows:

I prepared the Warranty Deed from Archie M. Carney (Grantor), Jr. to Dennis Bobel, Sr. and Ginger Bobel (Grantees), on April, 20th 2022. The said instrument was recorded on May, 3 2022 in Instrument Number 20220503-0051224, said Register's Office for Davidson County, Tennessee.

The original recorded Warranty Deed contained a Scrivener's error which omitted the following line in the legal description as follows:

Thence (7) S 42° 26' E 300.0 along margin of highway to a point.

NOW for the purpose of correcting said Scrivener's error on the Warranty Deed dated April 20, 2022, I hereby acknowledge and affirm that the correct legal description is reflected below.

The correct legal description of the Warranty Deed should read:

Beginning at a spike in the center line of the Simpkins Road and the southeast corner of this tract, thence (1) N 69°20' W 748.4 to an iron pin, thence (2) N 45°32' W 198.0 to an iron pin in the east margin of highway 41A. Thence (3) S 51°00' W 60.0 along the margin of Highway to an iron pin. Thence (4) S 45°32' E 450.0 along margin of R.O.W. to a point. Thence (4) S 44°00' E 3020 along margin of Highway to a point. Thence (5) S 42°26' E 500.0 along margin of highway to a point. Thence (6) S 47°34' W 25.0 along R.O.W. to a point. Thence (7) S 42° 26' E 300.0 along margin of highway to a point. Thence (8) S 47°34' W 20.0 along R.O.W. to a point. Thence (9) S 42°26' E. 200.0 along margin of highway to a point intersecting & of Simpkins Road. Thence (10) N 2°30' W 133.0 along & Simpkins Road to a spike. Thence (11) N 23°30' W 315.0 along & Simpkins Road to a spike. Thence (12) N 4°30' E 245.0 along & Simpkins Road to a spike. Thence (13) N 21°00' W 190.0 along & Simpkins Road to the beginning—Containing 8.5 acres.

Being the same property conveyed to Archie M. Carney and wife Catherine J. Carney by Warranty Deed from L. Audrey Carney Santi, dated April 25, 1979, of record in Book 5427, Page 197, Register's Office for Davidson County, Tennessee.

Archie M. Carney, Sr., died on September 27, 1996, leaving Catherine J. Carney as the sole owner of the same property, as the survivor tenant by the entirety. Catherine J. Carney died on October 28, 2001, bequeathing the same property to Archie M. Carney, Jr., by Will, which was probated in Case No. 01P1912, in the Seventh Circuit Court for Davidson County, Tennessee.

This is unimproved property known as 0 Clarksville Pike, Whites Creek, TN 37189.

IN WITNESS WHEREOF, the said Robert J. Notestine III has set his signature for the purpose herein described on this 15th day of February, 2023

Robert J. Notestine III

I, Robert J. Notestine III, make oath that the above Affidavit is true to the best of my knowledge, information and belief.

Robert J. Notestine III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT J. NOTESTINE III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

Witness my hand and official seal in Nashville, Tennessee, this 15th day of February, 2023.

Notary Public

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/03/25

Certificate of Authenticity

I, ROBERT J. NOTESTINE, III, do herby 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 2/15/23.

AFFIANT SIGNATURE — Date 2/15/23

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 15th day of February, 2023.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY