Karen Johnson Davidson County
Batch# 981187 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20230315-0018806

Prepared by:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, J. Brandon Miller, being first duly sworn, deposes and makes oath as follows:

Our office prepared the following documents:

Warranty Deed dated May 15, 2020, from Ira Andrew Strickland and Suzanne Strickland, husband and wife to John Joseph Morelli III and Madeleine Joy Morelli, husband and wife, recorded on May 21, 2020, of record in Instrument No. 20200521-0053187, Register's Office for Davidson County, Tennessee

The legal description of the real property contained in the above-referenced instrument is incorrect in that it omitted the recorded Plat information (Instrument No. 20181114-0112263). The correct legal description is attached hereto as Exhibit A.

Therefore, in order to comply with the intentions of the parties to said instruments, the legal description of real property attached hereto as Exhibit A is hereby substituted in its entirety for the legal description originally contained in the above-referenced instruments.

Witness my hand this 15th day of March, 2023.

J. Brandon Miller, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Brandon Miller, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2023.

Notary Public

My Commission Expires:

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 of Resubdivision of Lot 69, Plan of Westboro Subdivision, as shown on plat of record in Plat at Instrument No. 20181114-0112263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Country Club Investors LLC, a Tennessee limited liability company by Warranty deed from JHAS Properties Corp., a Tennessee Corporation of record in Instrument No. 20180315-0024447 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 15, 2018.

Being part of the same property conveyed to Ira Andrew Strickland and Suzanne Strickland, husband and wife by Warranty deed from Country Club Investors LLC, a Tennessee limited liability company of record in Instrument No. 20181121-0114497 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 21, 2018.

Being also known as 535 Westboro Drive Nashville, TN 37209.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 15, 2023 (date of document).

Affiant Signature

March 15, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 15th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023