Karen Johnson Davidson County
Batch# 982386 AFFIDAVIT
03/20/2023 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230320-0019970

This Instrument Prepared by:
Music City Estate Law
1650 Murfreesboro Road, Suite 208
Nashville, TN 37067

SCRIVENER'S AFFIDAVIT

Address Owner:	Send Tax Bills to:	Map-Parcel #:
Hollis and Rose Smith Living Trust 2722 Morton Lane Smyrna, TN 37167	Hollis and Rose Smith Living Trust 2722 Morton Lane Smyrna, TN 37167	Map 81-11 Parcel 101

Comes now Justin Gilbert, who is over eighteen (18) years of age and whose address is 1650 Murfreesboro Road, Suite 208, Franklin, TN 37067 and would state as follows:

I prepared the below described Quitclaim Deed purporting to describe certain real property located in Davidson County, Tennessee recorded on June 25, 2020, as Instrument No. 20200625-0068835, of Record in the Register's Office for Davidson County, Tennessee.

Exhibit "A" of the above-referenced conveyance shall read as follows:

Land in Davidson County, Tennessee, being part of the west part of Lot No. 261 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands allotted to J.M. Harding, a copy of which is of record in Book 38, pge 431, Register's Office for said County, and described according to a copy of a survey thereof made Sept. 5, 1944, by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the easterly margin of 21st Avenue North 7.5 feet north of the common corner of Lots Nos. 260 and 261; thence easerly 120.5 feet to a point 8.7 feet north of the dividing line between lots 260 and 261; thence in a northerly direction 38.7 feet to a point which is 2.6 feet south of the dividing line between lots 261 and 262; thence westerly 120 feet to a point in the easterly margin of 21st Avenue North, which point is 3.6 feet south of the common corner of lots 261 and 262; thence south with the easterly margin of 21st Avenue North 38.9 feet to the point of beginning.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of March 2023.

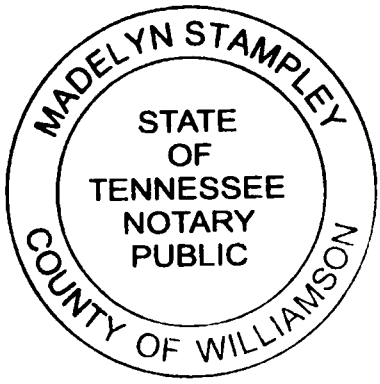
Justin Gilbert, Esq.

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Justin Gilbert, 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, at office, this day, March 20, 2023.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2026

CERTIFICATE OF AUTHENTICITY

I, Madelyn Stampley, do hereby make oath that I am 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 20, 2023.

Name: Madelyn Stampley
Date: March 20, 2023

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Justin Gilbert, Notary Public, on March 20, 2023.

Witness my hand and official seal.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Justin Gilbert, Notary Public
My commission expires: 05/20/2025