Karen Johnson Davidson County
Batch# 985513 AFFIDAVIT
03/28/2023 10:07:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230328-0022351

State of Tennessee
County of Davidson

Scrivener's Affidavit of Preparation of Warranty Deed

(Reference to Warranty Deed of record in Instrument No. 20220617-0069957, Register's Office of Davidson County, Tennessee.)

Comes now Southern Title, LLC. 145 Anderson Lane, Suite C, Hendersonville, Tennessee, by and through its authorized agent, and states on oath:

1. That Southern Title, LLC prepared a certain Warranty Deed dated May 5, 2022, wherein Frederec J. Bender, was the Grantor, and Southern Legacy Companies, LLC. was the Grantee;
2. The legal description for the property being conveyed in said Warranty Deed dated May 5, 2022 is attached as an **Exhibit A** to this document:
3. The legal description shown on the Warranty Deed, has been corrected, as shown on **Exhibit B** to this document;
4. This affidavit is to confirm that the property being conveyed in said Warranty Deed is corrected and shown as **Exhibit B**, attached hereto.
5. That this affidavit is given to correct the mistakes and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Southern Title, LLC.

By: _____
Cassie Pulley

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Cassie Pulley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this the 27th day of March, 2023.

_____
Notary Public
My commission expires: 8·20·24

This instrument prepared by:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

EXHIBIT A

LAND in Davidson County, Tennessee, being all of Lot No 19, of Block A-2, on the Map of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office of Davidson County, Tennessee, to which map reference is hereby made for a more particular description.

Said lots front together 150 feet on the easterly side of University Avenue and extend back between parallel lines, 150 feet to a dead line.

EXHIBIT B

LAND in Davidson County, Tennessee, being all of Lot No 19, of Block A-2, on the Map of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office of Davidson County, Tennessee, to which map reference is hereby made for a more particular description.

Said lots front together 25 feet on the easterly side of University Avenue and extend back between parallel lines, 150 feet to a dead line.