Karen Johnson Davidson County
Batch# 1000618 AFFIDAVIT
05/08/2023 01:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230508-0034231

THIS INSTRUMENT WAS PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

Comes now the affiant, Russell J. McCann, and being duly sworn upon oath states as follows:

1. I am a duly licensed Tennessee Attorney and I prepared and notarized a Warranty Deed dated February 10, 2023, by and between Wallace A. Quillen and Ann T. Quillen, husband and wife and IRA Innovations, LLC F/B/O Wallace Quillen IRA #2102494 and Colleen McGarry and Hannah Sasscer, as tenants in common with right of survivorship, as recorded in Instrument No. 20230210-0009994 Register's Office for Davidson County, Tennessee (the "Deed") for the transfer of property with an address shown to be 241 Nunley Drive, Nashville, TN 37211 (the "Property").

2. Although the address and tax map and parcel are correct, the lot number in the legal description of the Property as stated on the Deed is not correct. The correct legal description for the Property is below:

   Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Valley View Meadows, Section Three of record in Book 3700, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan refence is hereby made for a more complete description of the Property.

3. This Scrivener's Affidavit is being recorded to identify and correct the above referenced error.

Witness my hand this 8th day of May, 2023.

Russell J. McCann

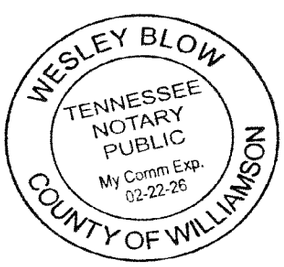
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Russell J. McCann, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2023.

My Commission Expires:_____

Wesley Blow
Notary Public



Certificate of Authenticity

I, Russell T. McCann, 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 February 10, 2023.

Date

Affiant Signature

5. 8. 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of May, 2023.

Wesley Blow

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)