Karen Johnson Davidson County
Batch# 1038921 AFFIDAVIT
08/16/2023 12:27:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230816-0063844

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF QUITCLAIM DEED
(Reference to Deed recorded as Instrument No. 20220929-0107798, RODC)

Comes now, Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, Tennessee 37215, and states on oath:

1. That Robert L. Scruggs, Attorney's office prepared the Quitclaim Deed dated September 29, 2022 and recorded as Instrument No. 20220929-0107798 corrected as Instrument 20230727-0057900, in the Register's Office of Davidson County, Tennessee, wherein D&M Development, LLC, a Tennessee corporation was the grantor and Guardian Investment, GP were the grantees;

2. That through inadvertence the derivation was incorrect, as recorded;

3. That the correct derivation should read as follows:

   Being the same property conveyed to D&M Development, a North Dakota limited liability company by Warranty Deed from Timothy Ray Calvo and Tina Reena Calvo, husband and wife of record in Instrument No. 20180103-0001068 Register's Office for Davidson, County, Tennessee, dated December 22, 2017 and recorded on January 03, 2018.

   Being the same property conveyed to D&M Development, LLC, a North Dakota limited liability company by Warranty deed from Jake Douglas Cauley and Pattie Parker Cauley, husband and wife of record in Instrument No. 20180102-0000580 Register's Office for Davidson County, Tennessee, dated December 22, 2017, and recorded on January 2, 2018.

4. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs

NOTARY ACKNOWLEDGMENT

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 L. Scruggs**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 16th of August 2023.

Notary Public
My commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 16th day of August 2023

Robert L. Scruggs, Affiant 8/16/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 16th day of August, 2023

My Commission Expires: 9/8/2025 Notary's Signature

MELODY M. HENNING
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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