TIIS INSTRUMENT PREPARED BY:
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3811 Bedford Avenue, Suite 205
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1050076 AFFIDAVIT
09/14/2023 12:14:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230914-0072187

AFFIDAVIT OF TITLE AND CORRECTION TO WARRANTY DEED

THIS INSTRUMENT entered into as of the 14th day of September, 2023, by **LISA EARLY COOPER, unmarried, and MARCIA EARLY FONCREE, unmarried, and CELIA EARLY ENNIS, married** (hereinafter collectively referred to as "Grantor"), and by **GERALD G. PATTERSON, ATTORNEY** ("Affiant").

RECITALS:

1. On May 12, 2023, Grantor executed a Warranty Deed (the "Deed") prepared by Affiant, conveying title to certain real property located at 0 16th Avenue North, Nashville, Davidson County, Tennessee (the "Property"), to Premier Home, LLC, a Tennessee limited liability company, which Deed is of record as Instrument No. 20230516-0036487, in the Register's Office for Davidson County, Tennessee.

2. The legal description of the Property conveyed in the Deed references parallel boundary lines of one hundred twenty (120) feet each along the north and south boundary lines of the Property.

3. However, as revealed by an additional title search of the Property conducted at Affiant's request, the legal description of the Property as set forth in that certain warranty deed (the "Remote Prior Deed") dated August 11, 1950, of record at Book 1877, page 512, Register's Office for Davidson County, Tennessee, wherein title to the Property was conveyed from Karen M. West and husband, Richard S. West to Leon Gilbert, references parallel boundary lines of one hundred seventy (170) feet each along the north and south boundary lines of the Property.

4. Affiant has concluded that, due to inadvertence and mistake by the drafters of the prior deeds in the chain of title to the Property, the legal descriptions of the Property as set forth in all of the deeds recorded after the date of the recording of the Remote Prior Deed have incorrectly referenced parallel boundary lines of one hundred twenty (120) feet each along the north and south boundary lines of the Property, instead of correctly referencing parallel boundary lines of one hundred seventy (170) feet each along the north and south boundary lines of the Property.

5. The additional search of the title to the Property conducted at Affiant's request has revealed that the aforesaid Leon Gilbert has not conveyed to any grantees title to that portion of the Property that has been omitted in the legal descriptions of the successive deeds in the chain of title to the Property.

6. Based on Affiant's findings and conclusions, Grantor wishes to correct the legal description of the Property attached as Exhibit "A" to the Deed by substituting "170 feet" for "120 feet" as set forth in the revised legal description attached hereto as Exhibit "A."

NOW, THEREFORE, in consideration of the mutual covenants contained herein and in keeping with the Affiant's attestations, Grantor covenants and agrees as follows:

1. The Deed is hereby corrected by deleting Exhibit "A" to the Deed and substituting therefor Exhibit "A" attached hereto.

2. All other terms and conditions of the Deed shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned parties have executed this instrument effective as of the day and year first set forth above.

GRANTOR:

Lisa Early Cooper by Gerald G. Patterson, Atty-In-Fact

LISA EARLY COOPER by Gerald G. Patterson, Atty-In-Fact

Marcia Early Foncree by Gerald G. Patterson, Atty-In-Fact

MARCIA EARLY FONCREE by Gerald G. Patterson, Atty-In-Fact

Celia Early Ennis by Gerald G. Patterson, Atty-In-Fact

CELIA EARLY ENNIS by Gerald G. Patterson, Atty-In-Fact

AFFIANT:

Gerald G. Patterson, Atty

GERALD G. PATTERSON, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me by Gerald G. Patterson, Attorney, this 14th day of September, 2023.

Notary Public
My Commission Expires:

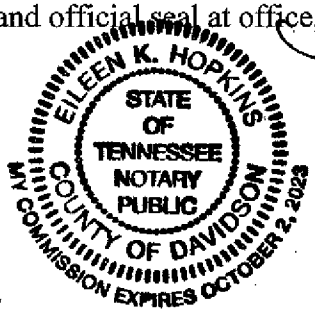


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, Gerald G. Patterson, 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, and who further acknowledged that he is the Attorney-In-Fact for Lisa Early Cooper, and that he is authorized by Lisa Early Cooper to execute this instrument on her behalf.

Witness my hand and official seal at office, this 14th day of September, 2023.

Notary Public
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, Gerald G. Patterson, 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, and who further acknowledged that he is the Attorney-In-Fact for Marcia Early Foncree, and that he is authorized by Marcia Early Foncree to execute this instrument on her behalf.

Witness my hand and official seal at office, this 14th day of September, 2023.

Notary Public
My Commission Expires:

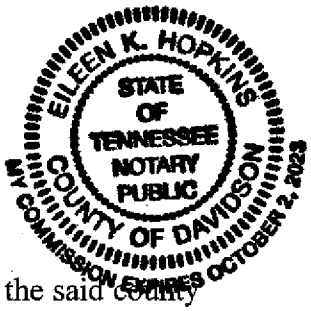


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, Gerald G. Patterson, 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, and who further acknowledged that he is the Attorney-In-Fact for Celia Early Ennis, and that he is authorized by Celia Early Ennis to execute this instrument on her behalf.

Witness my hand and official seal at office, this 14th day of September, 2023.

Notary Public
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, Gerald G. Patterson, Attorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged on oath that he executed the within instrument for the purposes therein contained,

Witness my hand and official seal at office, this 14th day of September, 2023.

Notary Public
My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee being part of Lot No. 289 on the plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 289 is described as follows:

Beginning at a point in the easterly margin of 16th Avenue North, formerly Hendershott Street, at the corner of Lots 289 and 290 and runs thence easterly with the dividing line between said two lots, 170 feet, more or less, to a point; thence northerly and parallel with 16th Avenue North, 25 feet; thence westerly and parallel with the south line of said Lot No. 289, 170 feet, more or less, to the easterly margin of said Avenue, thence with the easterly margin of said Avenue, southerly 25 feet to the point beginning.

Being part of the same property conveyed to Dewey Burnett, by Warranty Deed from Edward Norman and wife, Daphney Norman, and J. D. Norman and wife, Nia Norman, of record in Book 7124, Page 58, in the Register's Office for Davidson County, Tennessee, dated January 20, 1987, and recorded on February 2, 1987.

Being part and parcel of the same property conveyed to JoAnn Early, by Quitclaim Deed dated September 28, 2010, from JoAnn Early, Executrix for the Estate of James Dewey Burnett, Probate Court for Davidson County, Tennessee, Docket No. 06P-1718, and of record in Instrument No. 20101109-89833 and Instrument No. 20101109-0089834, in the Registers Office of Davidson County, Tennessee.

Said JoAnn Early having died intestate on January 4, 2018, leaving her husband, Granville Early; children - Lisa Cooper, Marcia Foncree and Celia Ennis; son-in-law, Foy Gilliland; granddaughter, Grace Gilliland and Grandson, Seth Gilliland, as her heirs-at-law, as evidenced by Affidavit of Heirships or record in instrument No. 20230113-0003072 and 20230113-0003073, at the Register's Office for Davidson County, Tennessee.

Said Granville Early having since died intestate on February 13, 2019, leaving his children Lisa Cooper, Marcia Foncree and Celia Ennis; son-in-law, Foy Gilliland; granddaughter, Grace Gilliland and Grandson, Seth Gilliland, as his heirs-at-law, as evidenced by Affidavit of Heirships of record in instrument No. 20230113-0003074 and 20230113-0003075, at the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Marcia Foncree, Lisa Cooper and Celina Ennis, by Quit Claim Deed from Foy Gilliland, Seth Gilliland and Grace Gilliland, of record in Instrument No. 20230210-

0009852 and Instrument No. 20230210-0009859, in the Register's Office for Davidson County, Tennessee, dated January 26, 2023, and recorded on February 10, 2023.

It is the intent that Foy Gilliland, Seth Gilliland and Grace Gilliland divest any interest they may have in the above-described property.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 081110031100.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as recorded in Plat Book 21, Page 41.

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/14/23 (date of document).

Affiant Signature

9/14/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of September, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY