Karen Johnson Davidson County
Batch# 1059928 AFFIDAVIT
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Fees: $22.00 Taxes: $0.00
20231012-0079901

This instrument prepared by:
Andrew Bellm
Gullett, Sanford, Robinson & Martin, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201

SCRIVENER'S AFFIDAVIT

This Affidavit executed this 29th day of September, 2023, by Andrew Bellm (the "Preparer").

W I T N E S S E T H :

WHEREAS, by Executor's Quitclaim Deed of record in Instrument No. 20201102-0127766, Register's Office for Davidson County, Tennessee, (the "Deed") Peggy M. Bowling, Executor of the Estate of Robert E. Bowling, who died on July 26, 2020, and whose estate is administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 20P-1473 (the "Grantor"), conveyed certain property to Peggy M. Bowling (the "Grantee"); and

WHEREAS, through inadvertence and mistake, the legal description on the Deed contained a tract of land (Tract #2) that the Grantor did not own at the time of the conveyance and that had been previously conveyed to a third party; and

WHEREAS, the Preparer desires to correct the legal description on the Deed to correct the error of including the tract in the conveyance; and

WHEREAS, the Preparer hereby states that the only tract of land that should have been conveyed by the Deed and included within the legal description on the Deed is Tract #1.

NOW, THEREFORE, the Preparer hereby states that the legal description on the Deed is hereby amended to read as follows:

> Lot No. 1 on the Plan of the Calligan Subdivision of record in Book 5190, page 510, Register's Office for Davidson County, Tennessee, described as follows:

To find the point of beginning for the herein described property, begin at the intersection of the northerly margin of Cameron Street with the easterly margin of Third Avenue, South; thence northwesterly along the easterly margin of Third Avenue, South, 210.00 feet to an iron pin, said point being the point of beginning for the hereinafter described tract of land; thence, continuing along the easterly margin of Third Avenue, South, north 29 degrees 25 minutes west 235.00 feet to a point; thence, leaving the easterly margin of Third Avenue, South, north 60 degrees 00 minutes east, 135.00 feet to a point; thence south 29 degrees 25 minutes east, a distance of 235.00 feet to an iron pin; thence south 60 degrees 00 minutes west, 135.00 feet to the point of beginning. Said tract of land contains 0.73 acres.

Being the same property conveyed to Bobby E. Bowling and wife, Peggy M. Bowling, by deed from Calligan Properties, a Tennessee general partnership, of record in Book 5893, page 405, Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, the Preparer has executed this Affidavit on this 29th day of September, 2023.

ANDREW BELLM, PREPARER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Bellm, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 11-2024

KARA L. KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

911330.1/020230680

202310120079901

True Copy Certification

I, Andrew J. Bellm, Esq., 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 September 29, 2023

Affiant Signature

Date: October 11, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, October 11, 2023.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

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