Karen Johnson Davidson County
Batch# 1062987 AFFIDAVIT
10/19/2023 02:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231019-0082135

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. 20231013-0080213, 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 October 11, 2023 and recorded on October 13, 2023 as Instrument No. 20231013-0080213, in the Register's Office of Davidson County, Tennessee, wherein Carol Jean Gerlach was the grantor and Philip Coogan and wife, Alice Coogan, were the grantees;

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

3. That the correct legal description should read as follows:

   Land in Davidson County, Tennessee, being Lot 3, Block 8, on the Plan of a Development of Stokes Tract, of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.

   Said Lot No. 3 fronts on the northerly margin of Sterling Road and extends back between parallel lines, a distance of 100.00 feet.

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 19th day of Octobner 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 11th day of October, 2023

Robert L. Scruggs, Affiant — 10-19-2023 Date

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 19th day of October 2023

Notary's Signature

My Commission Expires 9.8.2025

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