This Instrument Was Prepared By:

Stites & Harbison PLLC
S. Madison Roberts, IV
604 West Main Street
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 1067090 AFFIDAVIT
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20231101-0085493

SCRIVENER'S AFFIDAVIT

Personally appeared before me, the undersigned officer duly authorized to administer oaths, the undersigned, who after being duly sworn, deposes and says on oath as follows:

1. Deponent is an attorney licensed to practice law in the State of Tennessee, is a member of the law firm Stites & Harbison, PLLC

2. Stites & Harbison, PLLC, through a former employee of the firm, Elizabeth A. Bowden, was responsible for the preparation of the following instrument:

   Special Warranty Deed (hereinafter the "Deed") dated August 13, 2021, from Marvin Thomas Baker, Grantor, to BBDB Investments, LLC Grantee, recorded August 18, 2021, as Instrument No. 20210818-0111651, Register's Office for Davidson County, Tennessee.

3. Exhibit A to the Deed, containing the legal description of the real property conveyed by the Deed, omitted a portion of the derivation clause. Following the existing language, the following additional language should have been included:

   The said Ann Marie Gillis died on February 22, 2021, and upon her death, fee simple title vested as a matter of law in the said Marvin Thomas Baker as surviving tenant by the entirety.

4. This Affidavit is given to correct such reference accordingly.

5. Deponent makes this affidavit with the knowledge that it will be relied upon in future title certifications and the issuance of title insurance policies.

Executed this 1st day of November, 2023.

DEPONENT:

S. Madison Roberts, IV

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, S. Madison Roberts, IV, 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.

Witness my hand and seal, at Office in Franklin TN, this 1st day of November, 2023

Christina D Willow
Notary Public

My Commission Expires: 3-3-2024

CHRISTINA D WILLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2024

21252N:221512:1600855:1

Certificate of Authenticity

I, S. Madison Roberts IV, 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 November 1, 2023.

Date

Affiant Signature

11-1-2023

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 1st day of November, 2023.

Notary's Signature

My Commission Expires: 3-3-2026

Date

Notary's Seal (if on paper)

