Karen Johnson Davidson County
Batch# 1069705 AFFIDAVIT
11/08/2023 09:37:03 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231108-0087289

THIS INSTRUMENT PREPARED BY/RETURN TO:
Bankers Title & Escrow Corporation
3310 West End Avenue #540
Nashville, TN 37203

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record in Instrument No. 20210504-0059430
Register's Office for Davidson County, Tennessee.)

I, Hillary Monroe Smith, Attorney at Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Corporation prepared and sent for recording a Warranty Deed executed by Ronald A. Dillard, individually, by Ronald A. Dillard as Attorney-in-Fact for Claudia F. Grant, by Ronald A. Dillard as Attorney-in-Fact for John E. Dillard, and by Ronald A. Dillard as Attorney-in-Fact for Patrick W. Dillard, as Grantors, to HC Holdings, LLC, a Tennessee limited liability company, as Grantee, of record in Instrument No. 20210504-0059430, Register's Office for Davidson County, Tennessee (hereinafter the "Warranty Deed.")

2. Through inadvertence and due to the scrivener's error of Bankers Title & Escrow Corporation, the entity charged with recording the Warranty Deed, the signature of Ronald A. Dillard, signing individually, was missing the corresponding notary acknowledgment.

3. The recorded Warranty Deed is recorded herewith with the addition of the page containing the notary acknowledgment of the signature of Ronald A. Dillard, signing individually and shall be incorporated by reference to the Warranty Deed of record in Instrument No. 20210504-0059430, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 3101 River Drive, Nashville, TN 37218.

All other matters contained in the Warranty Deed remain the same.

FURTHER, Affiant saith not.

Hillary Monroe Smith, Attorney
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Attorney of Bankers Title & Escrow Corporation, and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7 day of November, 2023.

NOTARY PUBLIC

My Commission Expires: Jan 8 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 7 day of November, 2023.

NOTARY PUBLIC

My Commission Expires: Jan 8 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald A. Dillard,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of April, 2021.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30083	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April 2021. Notary Public MY COMMISSION EXPIRES: Jan 8. 2024 (AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HC Holdings, LLC	NEW OWNER	
P. O. Box 90680		07013014700
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ronald A. Dillard, married, Claudia F. Grant, married, John E. Dillard, unmarried, and Patrick W. Dillard, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HC Holdings, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Land in Davidson County, Tennessee, being Lot No. 63 on the Map of Haley's Subdivision of part of Block 5 in the G.T. Sheegog's Subdivision of Bordeaux, Nashville, Tennessee, of record in Plat Book 547, Page 155, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 63 is described as follows: Beginning on the westerly side of River Drive at the corners of Lots Nos 9 and 63, running thence in a westerly direction 165 feet to a dead line; thence running in a southerly direction 51 feet to the corners of 63, 43 and 44; thence running in an easterly direction 140 feet to the westerly margin of River Drive; thence in a northerly direction, following the curve of River Drive 90 feet to the beginning.

Being the same property conveyed to Ronnie A. Dillard, Claudia F. Grant, John E. Dillard and Patrick W. Dillard by Quitclaim deed from Lonnie E. Dillard, Jr., a single person of record in Instrument No. 20181113-0111592 Register's Office for Davidson County, Tennessee, dated October 10, 2018 and recorded on November 13, 2018.

The above described property has never been the residence of any of the Grantors.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3101 River Drive, Nashville, TN 37218.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of April, 2021.

Ronald A. Dillard

Claudia F. Grant by Ronald A. Dillard, Attorney-in-Fact

John E. Dillard by Ronald A. Dillard, Attorney-in-Fact

Patrick W. Dillard by Ronald A. Dillard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Ronald A. Dillard,** 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 on behalf of **Claudia F. Grant, John E. Dillard and Patrick W. Dillard,** as their Attorney in Fact, as the free act and deed of the within named **Claudia F. Grant, John E. Dillard and Patrick W. Dillard..**

Witness my hand and official seal this the 30th day of April, 2021.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public