This Instrument Prepared By:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Road, Suite 102,
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1071234 AFFIDAVIT
11/14/2023 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231114-0088596

SCRIVENER'S AND/OR CLOSER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, R. W. HARDISON, on behalf of Foundation Title & Escrow being first duly sworn depose and say:

1. That Foundation Title & Escrow prepared and/or closed and/or witnessed for execution a Warranty Deed dated January 10, 2022 by and between Shirley Smith Hames, a married women, and Shirley Smith Hames and Timothy D. Smith, Co-Trustees of the Testamentary Trust under the Will of Jim B. Smith ("Grantor") and Pennington Bend, LLC, a Tennessee Limited Liability Company ("Grantee") filed January 19, 2022 in Instrument No. 20220119-0007245, in the Register's Office for Davidson County, Tennessee.

2. Based on information provided by the parties, the following defects or inaccuracies (and the corrections thereof) existed in the aforementioned documents:

See Exhibit "A" attached hereto and incorporated herein by reference which corrects a typographical error in the property description.

FURTHER AFFIANT SAITH NAUGHT.

R. W. HARDISON

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 13 DAY OF November, 2023.

SEAL

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

NOTARY PUBLIC
COMMISSION EXPIRES:_____

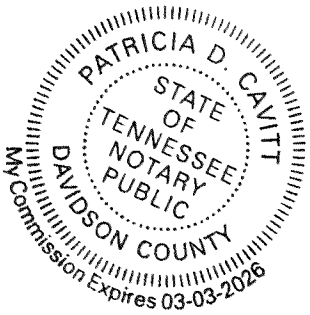
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared R. W. HARDISON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 13 day of November, 2023.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES:

EXHIBIT "A"
(Corrected Property Description)

A certain tract or parcel of land in Davidson County, State of Tennessee being described as follows:

Beginning at a point in the right-of-way of Pennington Bend Road at the common corner of Gleaves Farm Limited, of record in Book 6849, Page 546, said Register's Office at an iron pin, thence N 82 deg. 11' 43" E, 391.03 feet to an iron pin being the common line with Gleaves, thence S 07 deg. 52' 37" E, 334.02 feet to an iron pin; thence S 08 deg. 00' 16" E, 247.42 feet to an iron pin; thence S 81 deg. 59' 44" W, 136.0 feet to an iron pin; thence S 08 deg. 00' 16" E 150.12 feet to an iron pin; thence S 81 deg. 59' 44" W 256.33 feet to the margin of Pennington Bend Road; thence continuing with said road N 07 deg. 51' 41" W 732.93 feet to the point of beginning.

Being the same property Pennington Bend, LLC Jim B. Smith and Dorothy P. Smith, as Tenants in Common by Warranty Deed from Shirley Smith Hames, a married women, and Shirley Smith Hames and Timothy D. Smith, Co-Trustees of the Testamentary Trust under the Will of Jim B. Smith by Warranty Deed dated January 10, 2022 filed of record on January 19, 2022 in Instrument No. 20220119-0007245, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Tonya Loftin, 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 13, 2023**.

Date

Tonya Loftin
Affiant Signature

November 14, 2023
Date

State of Tennessee

County of Rutherford

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

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)