Prepared by:
Martin, Heller, Potempa & Sheppard
2122 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1113842
03/22/2024 08:21:46 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20240322-0019747

SCRIVENER'S AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

1. That, David E. Heller, of the law office of Martin Heller Potempa & Sheppard, PLLC, had cause to record a Quitclaim Deed executed on June 5th, 2017, (the "Deed") by Joel E. Rogers and Kimberly A. Caldwell, as "Grantor", unto Thomas P. Rogers, Trustee of the Thomas P. Rogers Irrevocable Trust, created October 19, 2015, as "Grantee", and of record in Instrument No. 20170608-0057633 in the Register's Office for Davidson County, Tennessee.

2. That the Deed inadvertently listed the name of the "Grantee" as "Thomas P. Rogers, Trustee of the Thomas P. Rogers Irrevocable Trust, created October 19, 2015," as it should have been listed as "Joel Rogers, Trustee of the Thomas P. Rogers Irrevocable Gift Trust, created October 19, 2015". A more complete legal description of the aforementioned property is described below:

This is improved property known as 1542 Hudson Road, Madison, Tennessee 37115, and more particularly described as follows:

LAND in Davidson County, Tennessee, beginning at an iron rod situated in the southerly margin of Hudson Road, said point also being the northeast corner of the William J. Dillard & wife property of record in Book 5883, Page 211, Register's Office for Davidson County, Tennessee, thence, leaving said road, S 21 deg. 53'11' E, a distance of 342.55 feet to an iron road; thence S 49 deg. 07' 17' E, a distance of 265.05 feet to an iron rod; thence S 21 deg. 39' 26' E, a distance of 209.89 feet to an iron rod; thence, S 08 deg. 09' 50' E, a distance of 647.29 feet to an iron rod; thence S 81 deg. 50'10' W, a distance of 499.24 feet to the point of beginning and containing 234,899, 904 square feet or 5.416 acres of land.

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3. That this affidavit is given to correct and explain the error and omission and to assist the present owner, as well as all future owners, lenders, title examiners, and insurers.

EXECUTED on this, the 19 day of March 2024.

David E. Heller

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 David E. Heller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed this Scrivener's Affidavit for the purposes therein contained. Witness my hand and official seal at office this 19th day of March 2024.

Notary Public

My commission expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON