Karen Johnson Davidson County
Batch# 1116161 AFFIDAVIT
03/28/2024 11:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240328-0021622

THIS INSTRUMENT PREPARED BY
Lenders Title Company
149 1st Ave. North
Franklin, TN 37064
LTC File 24-001810-525

SCRIVENER'S AFFIDAVIT TO AMEND WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20240308-0016445, RODC, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

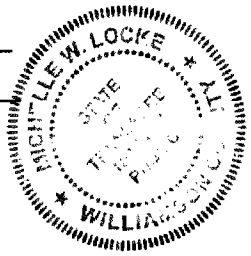
Comes now, Michelle W. Kendig (f/k/a Michelle W. Locke), hereinafter referred to as Affiant, on this 28th day of March, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The Affiant is an Agent of Lenders Title Company, the recorder of a certain Warranty Deed dated March 8, 2024, and recorded March 8, 2024, of record in Instrument No. 20240308-0016445, Register's Office for Davidson County, Tennessee.

2. The Affiant was the notary public of the Affidavit of Value on the said Warranty Deed and inadvertently failed to stamp the notary acknowledgement on page 1 of the Warranty Deed with Affiant's seal.

3. The Affiant makes this Affidavit for the sole purpose of correcting a scrivener's error that was omitted by the notary of the said Warranty Deed by inadvertence or mistake, and hereby corrects the notary acknowledgement of the said Warranty Deed in regards to the seal of the notary public to show as follows:

Michelle W. Locke
Notary Public
My Commission Expires: 9/14/25



Further the Affiant saith not.

Michelle W Kendig
Michelle W. Kendig
f/k/a Michelle W. Locke

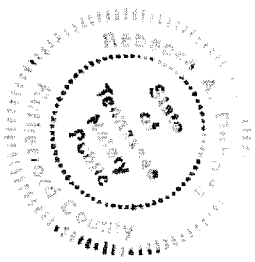
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michelle W. Kendig, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that she executed the within instrument for the purposes therein contained.

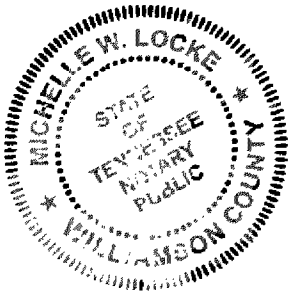
WITNESS my hand and official seal this 28th day of March, 2024.

Notary Public

My Commission Expires: 6/15/24



Karen Johnson Davidson County
Batch# 1109355 DEEDWARR
03/08/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20240308-0016445



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $549,900.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2024.

Notary Public

My commission expires: 9/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Shelley Ebenal and Ryan Ebenal	**New Owners**	**126-16-0A-064.00-CO**
6666 Valleypark Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Barnett Group Properties, LLC-ValleyPark, a Texas Series limited liability company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Ryan Ebenal, a single man, and Shelley Ebenal, a married woman

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Barnett and Lindsay Barnett, husband and wife by Warranty Deed from Stuart Duane Ericson, a married person of record in Instrument No. 20110711-0052722 Register's Office for Davidson County, Tennessee, dated June 28, 2011 and recorded on July 11, 2011.

Being the same property conveyed to Barnett Group Properties, LLC- Valley Park, a Texas Series Limited liability company by Quitclaim Deed from Michael Barnett and Lindsay Barnett, husband and wife of record in Instrument No. 20200616-0061870 Register's Office for Davidson County, Tennessee, dated May 20, 2020 and recorded on June 16, 2020.

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 3/28/24 (date of document).

Michelle W Kendig
Affiant Signature

3/28/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of March, 2024.

Rebecca A. Dehoda
Notary's Signature

MY COMMISSION EXPIRES: 06/15/2024

NOTARY'S SEAL

