Karen Johnson Davidson County
Batch# 1126760 AFFIDAVIT
04/24/2024 03:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240424-0029696

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now the affiant, Michael D. Sontag, being duly sworn, deposes and says as follows:

1. Michael D. Sontag is an attorney at Bass, Berry & Sims, PLC.

2. Bass, Berry & Sims, PLC prepared that certain Quitclaim Deed (the "Deed") dated April 4, 2024 and recorded as Instrument #20240418-0027823, Register's Office for Davidson County, Tennessee, that conveyed property from Joseph Eugene Anderson and Glenda Holcomb Anderson to John Eugene Anderson and Glenda Holcomb Anderson, Co-Trustees of the Anderson Community Property Trust.

3. That, as a result of a scrivener's error, the name of Grantor was incorrectly shown as John Eugene Anderson and Glenda Holomb Anderson.

4. That the correct name of Grantor is John Eugene Anderson and Glenda Holcomb Anderson.

5. That this affidavit is made in accordance with T.C.A. § 66-24-101(a)(27) to correct the aforementioned error.

Michael D. Sontag

Sworn to and subscribed before me this
24 day of April, 2024.

Notary Public

My Commission Expires:

_____

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2028

37773742.1

Karen Johnson Davidson County
Batch# 1124437 DEEDQC
04/18/2024 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240418-0027823

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Eugene Anderson and Glenda Holcomb Anderson, Co-Trustees 410 West Hillwood Drive Nashville, TN 37205	Same	103 13 048.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN EUGENE ANDERSON and GLENDA HOLOMB ANDERSON (collectively, the "Grantor"), hereby quitclaim and convey to JOHN EUGENE ANDERSON and GLENDA HOLCOMB ANDERSON, CO-TRUSTEES OF THE ANDERSON COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Hillwood Estates, Section 2, as of record in Plat Book 1835, page 80, Register's Office for Davidson County, Tennessee, and a triangular Lot on the Plan of Hillwood Estates, Section 5, of record in Plat Book 2133, page 55, more particularly described as follows:

Beginning on the northerly margin of West Hillwood Boulevard at the corner of Lot Nos. 1 and 2; thence northwardly 477.6 feet to the southerly line of Lot No. 11, being 36.4 feet west of the corner of Lot Nos. 1 and 2; thence with the southerly line of Lot No. 11, westwardly 158 feet to a point in the southerly line of Lot No. 51, said point being 70 feet west of the common corner of Lot Nos. 1 and 11 and being the northeast corner of Lot No. 50 on the Plan of Hillwood Estates, Section 5; thence South 9 degrees West 459.3 feet to the northerly margin of West Hillwood Boulevard, thence with same, eastwardly 244.36 feet to the point of beginning.

Being the same property conveyed by deed of record in Book 8942, page 100, Register's Office for Davidson County, Tennessee.

This is property known as 410 West Hillwood Drive, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 4 day of April, 2024.

JOHN EUGENE ANDERSON

GLENDA HOLCOMB ANDERSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, John Eugene Anderson and Glenda Holcomb Anderson, 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, at office, as of this 4th day of April, 2024.

Notary Public
My Commission Expires June 15th 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 4 day of April, 2024.

Notary Public
My Commission Expires June 15, 2024

37318769.1

TAMARA KAY SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Emerald Burns, 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 April 4 2024 (date of document).

Emerald Burns
Affiant Signature

April 18, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL



Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 24, 2024 (date of document).

Affiant Signature

04/24/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

