This instrument prepared by:
Law Office of Andrew Gibson
19 Town Center Loop #4B
Santa Rosa Beach, FL 32459

Karen Johnson
Batch # 1127734
04/26/2024 10:25:42 AM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVIT
4 pgs
20240426-0030325

# SCRIVENER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF WALTON

The undersigned, Andrew B. Gibson, Jr., Esq., ("Affiant") being duly sworn, deposes and makes oath as follows:

1.) I prepared a Special Warranty Deed ("Deed") as recorded in Instrument No. 20230120-0004797 in the Register of Deed's Office of Davidson County, Tennessee.

2.) The Deed transferred certain real property described in Exhibit A, attached hereto and incorporated herein (the "Property") to the Grantee named in the Deed.

3.) The Deed listed the Grantee as TriStar Energy, LLC, but the name of the Grantee is actually Tri Star Energy, LLC.

4.) Therefore, in order to comply with the original intent to convey the Property to correct name of the Grantee the Affiant executes this Scrivener's Affidavit so as to convey the Property into the correct name of the Grantee.

5.) There are no other changes to the Deed and this Scrivener's Affidavit is executed by Andrew B. Gibson, Jr. Esq., the preparer of the Deed, for the purpose of correcting the name of the Grantee.

NOW THEREFORE, the Affiant executes this Affidavit for the purpose of correcting the Deed so that the correct name of the Grantee is reflected as Tri Star Energy, LLC.

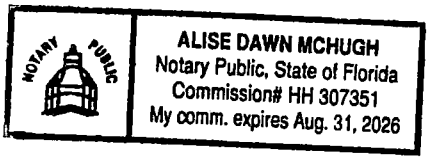
WITNESS, my hand this 25 day of April, 2024.

Andrew B. Gibson, Jr. Esq., Affiant

STATE OF FLORIDA
COUNTY OF WALTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew B. Gibson, Jr., Esq., the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 25th day of April, 2024.




NOTARY PUBLIC

My Commission Expires: 08/31/2026

# EXHIBIT A

**TRACT I**

Land in Davidson County, Tennessee being part of Lot Nos. 501, 503, 505, 507 on the Plan of West Nashville I, Plat Book 57, Pages 74 & 75 of record in the Register's Office for Davidson County, Tennessee and further described below.

Beginning at a point Seventy-Two (72) feet North of the intersection of the North line of Charlotte Avenue with the West line of 46th Street; thence Northwardly along said West line of 46th Street, and East line of Lot No. 501, Seventy-Eight (78) feet to a twenty-five (25) foot alley; thence Westwardly along the South margin of said alley and parallel with Charlotte Avenue, One Hundred Ten (110) feet to the Northwest corner of Lot No. 507; thence Southwardly along the West line of Lot No. 507 and parallel with 46th Street Seventy-Eight (78) feet, thence East parallel with Charlotte Avenue One Hundred Ten (110) feet to the point of beginning. This description was obtained from the previous deed of record.

Being the same property conveyed to Joseph R. Pratt and Andrew B. Pratt of record in Book 1040, Page 401-403 in the Register's Office for Davidson County, Tennessee.

**TRACT II**

The northern portion of the alley located North of Tract I and adjacent to Tract I, known as Alley No. 1200, which was closed by the Metropolitan Government of Nashville Davidson County, Tennessee by Ordinance No. 099-1788.

BEING the same property conveyed by Ihla Uree Pratt such as to create a tenancy in common with Ihla Uree Pratt and Richard Andrew Pratt, of record in Instrument No. 20010313-0023659, in the Register's Office of Davidson County, Tennessee.

Andrew B. Pratt died on June 17, 1988, intestate and his estate was administered under Docket No. 91348 in the Probate Court of Davidson County, Tennessee. Per the Affidavit of Heirship of record at Instrument No. 20150727-0073903, his one-half (1/2) interest passed to his heirs at law, which were his surviving spouse, Ihla Uree Pratt, and his four children, to wit: Lorene P. Thompson, Helen Louise Coggin a/k/a Helen Louise Coggins, Thelma Carolyn Pratt and Richard Andrew Pratt. Each child executed a Disclaimer, Release and Waiver, hereinafter (the "Release(s)"), of record in the Register's Office of Davidson County as follows, respectively: Book 7729, Page 602; Book 7729, Page 604; Book 7729, Page 606; and Book 7729, Page 608. Per the Affidavit of Heirship of record at Instrument No. 20150727-0073903, the intent of these waivers was to vest Ihla Uree Pratt with the entire one-half (1/2) interest. Per the Affidavit of Heirship of Ihla Uree Pratt of record in Instrument No. 20221212-0128545, the effect of the disclaimers is such that Ihla Uree Pratt was vested with a one third (1/3) interest, and the following grandchildren of Ihla Uree Pratt were vested with a one-twenty-fourth (1/24) interest each: David Thompson, Donna Perry, Derrick Coggin, and Michael Coggin.

Ihla Uree Pratt died testate on December 4, 2002. Her Last Will and Testament was probated in Davidson County Probate Court No. 03P-27. Pursuant to the Will of Ihla Uree Pratt her interest in the Property was devised to Richard A. Pratt a/k/a Richard Andrew Pratt.

Joseph R. Pratt died testate on June 24, 1992. His Last Will and Testament was probated under Davidson County Probate Court No. 99487. Pursuant to the Will of Joseph R. Pratt his one half (1/2) interest in the Property was devised to Richard A. Pratt, being one and the same person as Richard Andrew Pratt, establishing Richard A. Pratt a/k/a Richard Andrew Pratt as the owner of five-sixths (5/6) interest in the Property when coupled with the interest inherited as the specific devisee of Ihla Uree Pratt.

Richard A. Pratt died testate on February 20, 2020. His Last Will and Testament was probated under Davidson County Probate Court No. 20P-400. Pursuant to the Will of Richard A. Pratt, any and all interest of Richard A. Pratt was devised to Mark Lambert by Executor's Deed of record in Instrument No. 20210319-0036914 in the Register's Office for Davidson County, Tennessee.

Mark Lambert a/k/a Mark Charles Lambert died testate on January 29, 2022. His Last Will and Testament was probated under Davidson County Probate Court No. 22P-409, Pursuant to the Will of Mark Lambert any and all interest of Mark Charles Lambert was devised to Leslie M. Riley by Executor's Deed of record in Instrument No. 20220525-0060496, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Leslie M. Riley by Quitclaim Deed from Donna Perry, of record in Instrument No. 20230118-0003991, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Leslie M. Riley by Quitclaim Deed from David Thompson, of record in Instrument No. 20230117-0003538, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Leslie M. Riley by Quitclaim Deed from Derrick Coggin, of record in Instrument No.20230117-0003539, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Leslie M. Riley by Quitclaim Deed from Michael Goggin, of record in Instrument No. 20230117-0003540, in the Register's Office for Davidson County, Tennessee.