Karen Johnson Davidson County
Batch# 1130081 AFFIDAVIT
05/02/2024 11:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240502-0032228

This Instrument Prepared By and Return To:
Lawyers Escrow Service, Inc.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF QUITCLAIM DEED

(reference to Deed of record in Instrument No. 200220510-0053458, RODC)

Comes now Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215, and states on oath:

1. That I prepared a certain Quitclaim Deed recorded May 10, 2022 as Instrument No. 20220510-0053458, in the Register's Office of Davidson County, Tennessee, wherein D&M Development, LLC was the grantor(s) and D&M Development, LLC, a North Dakota limited liability were the grantees; and

2. That through inadvertence the Map/Parcel 070-06-030 legal description was not included

3. That the Quitclaim Deed joined all 4 parcels together to form one parcel;

4. That the correct legal description for the 4th Tract should read as follows:

   Tract 4:: 1105 West Trinity Lane, Nashville, TN Map & Parcel: 072-06-0-030.00

   Land in the 13th Civil District of said County and State, being the easterly 200 feet of the southerly part of Lot No. 4 on the unrecorded plan of the subdivision of the J.S. Spurlock lands, described according to a survey made by Erlee Drake, County Surveyor, April 21, 1825, as follows: Beginning in the center of West Trinity lane, formerly Young's Lane, at the corner of Lots Nos. 4 and 9; thence with the easterly line of Lots Nos. 9, 8. 7, and 6 North 14 1/4 degrees west 700 feet; thence South 69 1/2 degrees west 200 feet; thence south 14 1/2 degrees east 700 feet to the center of West Trinity Lane; thence with the center of said lane. North 69 1/2 degrees east 200 feet to the beginning, including but excluding there from a strip of land with an average width of 21 feet across the front of said property for road purposes as set out in right-of-way agreement between Victor T. Glass and wife Edith J. Glass, and Davidson County Highway Commission, of record in Book 1637, page 21, Register's Office for Davidson County, Tennessee.

   INCLUDED BUT EXCLUDED is the property conveyed to The Metropolitan Government of Nashville and Davidson County by an Order of Possession of record in Book 8493, page 608, Registers Office for Davidson County, Tennessee.

   Being a portion of the same property conveyed to D&M Development, LLC, a North Dakota limited liability company by Warranty Deed from Ernest Doss Hill, Amon Ringemann, and Anna Ringemann of record in Instrument No. 20211012-0137054, dated October 8, 2021 and recorded October 12, 2021, Register's Office for Davidson County, Tennessee.

5. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and ~~insurers~~.

Robert L. Scruggs

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 Robert L. Scruggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 2nd day of May 2024.

My commission expires:
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MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

Notary Public

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 2nd day of May, 2024

Robert L. Scruggs, Affiant — Date 5-2-24

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 2nd day of May 2024

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

My Commission Expires 9-8-2025