Karen Johnson
Batch # 1174909
08/28/2024 08:10:10 AM
Fees: $47.00 Taxes: $0.00
Davidson County
AFFIDAVIT
9 pgs
20240828-0065983

This instrument prepared by:
Brian S. Shelton
Carter Shelton Jones, PLLC
2021 Richard Jones Road, Suite 240
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT RETRACTING CONVEYANCES MADE IN EXECUTOR'S QUITCLAIM DEED AND IN TRUSTEE'S QUITCLAIM DEED

Re: (1) Executor's Quitclaim Deed between MELISSA JAYNE NORMAN, EXECUTOR OF THE ESTATE OF J.D. NORMAN, JR., DECEASED, as Grantor, and JEFF HAYNES, TRUSTEE OF THE J.D. NORMAN, JR. FAMILY TRUST UNDER LAST WILL AND TESTAMENT, as Grantee, of record in Instrument No. 20240426-0030139, Register's Office for Davidson County, Tennessee: and

(2) Trustee's Quitclaim Deed between JEFF HAYNES, TRUSTEE OF THE J.D. NORMAN, JR. FAMILY TRUST UNDER LAST WILL AND TESTAMENT, as Grantor, and MELISSA JAYNE NORMAN, as Grantee, of record in Instrument No. 20240426-0030140, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Brian S. Shelton, states that he is an attorney with Carter Shelton Jones, PLLC ("CSJ"), and makes oath that the following statements are true to the best of his knowledge, information and belief:

That CSJ prepared the captioned deeds (collectively, the "Deeds"), a copy of such Deeds are attached hereto as Exhibit A; and

That, through inadvertence and mistake, the real property intended to have been conveyed by the Deeds to the respective Grantees was not owned by the respective Grantors; and

That, as a result, the Deeds should not have been executed by the Grantors and recorded with the Register's Office for Davidson County, Tennessee; and

That the undersigned has secured permission from the respective Grantors to execute this Scrivener's Affidavit retracting the conveyances made in the Deeds in order to avoid confusion with respect to the chain of title pertaining to the subject property; and

That this affidavit is being made to retract the conveyances made in the Deeds in their entireties; and

That the Grantors in each of the Deeds are joining in this instrument along with the Affiant for the purpose of granting their consent to the retraction of the subject conveyances.

FURTHER AFFIANT SAYETH NOT.

BRIAN S. SHELTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 23 day of Aug., 2024.

Notary Public

My commission expires 6/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 BRIAN S. SHELTON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 23 day of Aug, 2024.

Notary Public

My commission expires 6/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTORS:

MELISSA JAYNE NORMAN, EXECUTOR OF THE ESTATE OF J.D. NORMAN, JR., DECEASED

JEFF HAYNES, TRUSTEE OF THE J.D. NORMAN, JR. FAMILY TRUST UNDER LAST WILL AND TESTAMENT

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 MELISSA JAYNE NORMAN, EXECUTOR OF THE ESTATE OF J.D. NORMAN, JR., DECEASED, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained by signing her name as Executor.

Witness my hand and official seal at Nashville, TN, this 23 day of Aug., 2024.

Notary Public

My commission expires: 6/20/2027

KATIE CESERETTI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 JEFF HAYNES, TRUSTEE OF THE J.D. NORMAN, JR. FAMILY TRUST UNDER LAST WILL AND TESTAMENT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Trustee.

Witness my hand and official seal at Nashville, TN, this 23 day of Aug., 2024.

Notary Public

My commission expires: 6/20/2027

KATIE CESERETTI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A

THIS INSTRUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).
Brian S. Shelton Carter Shelton Jones, PLLC 2021 Richard Jones, Suite 240 Nashville, Tennessee 37215	

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Jeff Haynes, Trustee of the J.D. Norman, Jr. Family Trust under Last Will and Testament **523 Alta Loma Road** **Goodlettsville, TN 37072**	-SAME-	011 00 0 059.01

Karen Johnson Davidson County
Batch # 1127608 DEEDQC
04/26/2024 08:13:21 AM 3 pgs
Fe [redacted]

20240426-0030139

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Melissa Jayne Norman, Executor of the Estate of J.D. Norman, Jr., deceased, (the "decedent"), who died on October 30, 2018, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, , Case No 18P-2072, for said county, hereby releases, remises and quitclaims unto JEFF HAYNES, TRUSTEE OF THE J.D. NORMAN, JR. FAMILY TRUST UNDER LAST WILL AND TESTAMENT all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS my hand our hands this 5 day of April, 2024.

Melissa Jayne Norman, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Jayne Norman, Executor of the Estate of J.D. Norman, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2024.

EMILY R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/05/2025

Notary Public

My Commission Expires: 05/05/2025

EXHIBIT A

Legal Description

Description: 5.32 acres

Land in the 10th Council District of Davidson County, Tennessee, being a portion of property conveyed to Morris E. Ayers and wife Wilma Smith Ayers in Deed Book 000040280000107, and all of property conveyed in Quit Claim Deed 000081640000757, Register's Office, Davidson County, Tennessee, shown as Parcel 59.01 and a portion of Parcel 144.00 on Property Map 011, and being further described as follows:

Beginning at an iron pin (old) in the northeasterly margin of Freeman Hollow Road, a corner to Thomas R. Massey (Deed Book 200109180101153), and being the most northwest corner of this tract; thence, leaving said road, and with said Massey for the next six calls as follows: N 85°38'19" E a distance of 258.94 feet to an iron pin (new); thence, N 10°16'09" E a distance of 83.30 feet to an iron pin (old); thence, S 69°38'21" E a distance of 58.43 feet to an iron pin (old); thence, N 31°35'29" E a distance of 158.25 feet to an iron pin (old); thence, S 53°34'16" E a distance of 70.75 feet to an iron pin (old); thence, N 86°57'57" E a distance of 230.00 feet to an iron pin (new) in the line of said Thomas R. Massey, and a corner to Charlie B. Lawrence (Deed Book 200211190143173); thence, S 03°19'21" E a distance of 52.69 feet to an iron pin (new) in the line of said Lawrence; thence, with a new line, S 19°40'53" W a distance of 193.88 feet to an iron pin (new) on the west side of a power pole; thence, continuing with a new line, S 25°49'11" W a distance of 51.40 feet to an iron pin (new) in the line of said Charlie B. Lawrence; thence, S 47°44'06" W a distance of 238.33 feet to an iron pin (new), a corner to said Lawrence; thence, S 05°56'42" W a distance of 128.40 feet to an iron pin (old), a corner to said Lawrence, and in the northwesterly margin of Freeman Hollow Court; thence, S 55°47'24" W a distance of 148.88 feet to an iron pin (new) a the intersection of the margin of Freeman Hollow Court, and the northeasterly margin of Freeman Hollow Road; thence, with said Freeman Hollow Court for the next three calls as follows: thence, with a curve turning to the left, with a delta angle of 6°08'44", with a radius of 975.25 feet, with an arc length of 104.60 feet, with a chord bearing of N 31°36'02" W, and a chord length of 104.55 feet to an iron pin (new); thence, N 34°42'37" W a distance of 327.00 feet to an iron pin (new); thence, with a curve turning to the right, with a delta angle of 12°37'45", with a radius of 563.17 feet, with an arc length of 124.14 feet, with a chord bearing of N 28°23'44" W, and a chord length of 123.88 feet to the point of beginning, containing 5.32 acres according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated February 4, 2010.

Being the same property conveyed to J.D. Norman and Patricia A. Norman, husband and wife, by Warranty Deed dated June 1, 2010, of record as Instrument Number 20100611-0045422, in the Register's Office for Davidson County, Tennessee. Patricia A. Norman having predeceased J.D. Norman, Jr., vesting the property in J.D. Norman as the surviving tenant by the entirety.

This is improved property known as **3200 Freeman Hollow Road, Goodlettsville, TN 37072.**

EXHIBIT A

Karen Johnson
Batch # 1127608
04/26/2024 08:13:21 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
[redacted] 20240426-0030140

THIS INSTRUMENT PREPARED BY:

Brian S. Shelton
Carter Shelton Jones, PLLC
2021 Richard Jones, Suite 240
Nashville, Tennessee 37215

STATE OF TENN.
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 8th day of April, 2024.

Notary Public

My Commission Expires:
05/05/2025

EMILY R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/05/2025

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Melissa Jayne Norman 523 Alta Loma Road Goodlettsville, TN 37072	-SAME-	011 00 0 059.01

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JEFF HAYNES, TRUSTEE OF THE J.D. NORMAN FAMILY TRUST UNDER LAST WILL AND TESTAMENT** (the "Grantor") for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises and quitclaims unto **Melissa Jayne Norman,** all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee acknowledge that this Quitclaim

Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS my hand this 5th day of April, 2024.

Jeff Haynes, Trustee of the J.D. Norman, Jr. Family Trust under Last Will and Testament

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Haynes, Trustee of the J.D. Norman Family Trust under Last Will and Testament, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of April, 2024.

My Commission Expires: 05/05/2025

Notary Public

EMILY R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/05/2025

EXHIBIT A

Legal Description

Description: 5.32 acres

Land in the 10th Council District of Davidson County, Tennessee, being a portion of property conveyed to Morris E. Ayers and wife Wilma Smith Ayers in Deed Book 000040280000107, and all of property conveyed in Quit Claim Deed 000081640000757, Register's Office, Davidson County, Tennessee, shown as Parcel 59.01 and a portion of Parcel 144.00 on Property Map 011, and being further described as follows:

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Being the same property conveyed to Jeff Haynes, Trustee of the J.D. Norman Family Trust under Last Will and Testament, by Executor's Quitclaim Deed, of record as Instrument Number 20240425-0013039, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **3200 Freeman Hollow Road, Goodlettsville, TN 37072.**