This Instrument Prepared By:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102,
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1255847 AFFIDAVIT
04/02/2025 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025212

SCRIVENER'S AND/OR CLOSER'S AND/OR NOTARY AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, R. W. HARDISON, on behalf of Foundation Title & Escrow being first duly sworn depose and say:

1. That Foundation Title & Escrow prepared and/or closed and/or witnessed for execution a Warranty Deed executed by RODNEY G. ADKINS ("Grantor") and WHITE BRIDGE TN, LLC, a Tennessee Limited Liability Company ("Lender") dated December 17, 2024 and filed December 19, 2024 in Instrument No. 20241219098771, in the Register's Office for Davidson County, Tennessee.

2. Based on information provided by the parties, the following defects or inaccuracies (and the corrections thereof) existed in the aforementioned documents:

Derivation Clause:

Being the same property conveyed to Rodney G. Adkins and wife, Sue E. Adkins from Kenneth E. Neptune and Verna C. Neptune, Trustees of the Neptune Family Trust 1991, pursuant to Declaration of Trust (10/2/19) by Warranty Deed dated April 4, 1992 and recorded on October 7, 1993, in Book 9108, Page 227, in the Register's Office of Davidson County, Tennessee. Sue E. Adkins a/k/a Sue Ellen Edgnor Adkins died a resident of Davidson County, Tennessee of February 9, 2024 leaving Rodney G. Adkins as the Surviving Tenant by Entirety.

FURTHER AFFIANT SAITH NAUGHT.

R. W. HARDISON, Esq.
Foundation Title & Escrow
Senior Counsel

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED THIS 2 DAY OF April, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared R. W. HARDISON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the SENIOR COUNSEL of Foundation Title & Escrow, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 2 day of April, 2025.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Mandy Maynor, 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 2, 2025.

Date

Mandy Maynor

Affiant Signature

April 2, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of April, 2025.

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Notary Signature

My Commission Expires: _____