THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

Karen Johnson
Batch # 1270988
05/09/2025 08:47:45 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20250509-0036369

SCRIVENER'S AFFIDAVIT - WARRANTY DEEDS

COMES NOW Patrick E. Neighbors, Esq., who is over eighteen (18) years of age and whose address is 9111 Cross Park Drive, Suite D-200, Knoxville, Tennessee 37923, and states as follows:

I prepared two warranty deeds, the first deed recorded on June 5, 2023, at Instrument 20230605-0042297, Davidson County Register of Deeds, and the second deed recorded on February 24, 2025, at Instrument 20250224-0013353, Davidson County Registry of Deeds. Both deeds reflect the same property, Parcel ID 068 00 0 040.00. The legal description of the property on both deeds is incorrect, and should be as follows, which description is based on information supplied solely by the Davidson County Tax Office and Grantors to the deeds, and as such, no title opinion is given, nor legal representation rendered by Scrivener:

BEING all that property known, designated, and described as 52.3 acres, more or less, which includes the parent tract of 63.2 acres, more or less, and shown as "Tract B" at deed recorded at Book 4790, Page 78, Davidson County Registry, excludes 5.94 acres, more or less, by deed recorded at Book 10182, Page 231, Davidson County Registry, excludes 3.05 acres, more or less, by deed recorded at Instrument 20000404-0033472, Davidson County Registry, and includes 2.32 acres, more or less, as shown by deed recorded at Book 9889, Page 618, Davidson County Registry, which descriptions are all hereby referenced.

This Affidavit is made of my personal knowledge to provide notice of the errors and to correct the title record. Further Affiant sayeth not.

EXECUTED this 25th day of April, 2025.

PATRICK E. NEIGHBORS, Esq.

STATE OF North Carolina)
)
COUNTY OF Wake)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **PATRICK E. NEIGHBORS, Esq.,** the within named Affiant, 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 and official seal this 25 day of April, 2025.

Notary Public

CHARLES L RICHARDSON III NOTARY PUBLIC CRAVEN COUNTY, NC

My Commission Expires: August 21, 2027