This Instrument Was Prepared By:
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Karen Johnson Davidson County
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SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, Mark Krebs, being first duly sworn, deposes and makes oath as follows:

1. I recorded the certain Special Warranty Deed of record in Instrument No. 20240802-0058917, in the Register's Office of Davidson County, Tennessee.

2. The derivation clause was erroneously omitted from the legal description attached thereto as Exhibit "A".

3. A revised legal description including the omitted derivation clause is attached hereto and hereby replaces the prior Exhibit "A" in its entirety.

   This scrivener's affidavit is being recorded to identify and correct the above-referenced issue.

Witness my hand this 12th day of May 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Krebs, 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 who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of May 2025.

Notary Public

My commission expires: 3/9/27

LISA A. LANIUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

EXHIBIT A

LEGAL DESCRIPTION

Land in the 12th Civil District of Davidson County, Tennessee, and being the easterly part of a one acre tract known as the Sam Raglin Land, and described as follows:

Beginning at a point in the northerly margin of Old Walton Road (said point being the southeast corner of the said original Sam Raglin one acre tract); thence in a westerly direction with the north margin of Old Walton Road 62-1/2 feet to a point; thence in a northerly direction and parallel with the easterly boundary line of said original Sam Raglin one acre tract 208 feet to a point; thence in an easterly direction and parallel with the north margin of Old Walton Road 62-1/2 feet to a point; thence in a southerly direction with the east boundary line of the original Sam Raglin one acre tract 208 feet to the point of beginning. Said lot fronts 62-1/2 feet on the northerly side of Old Walton Road and extends back between parallel lines 208 feet to a dead line on which it measures 62-1/2 feet.

Being the same property conveyed to BEDFORD LEE JOHNSON AND WIFE, ELNORA JOHNSON, by deed from BRYAN OMOHUNDRO AND WIFE, MABLE BOND OMOHUNDRO, of record in Book 2245, page 71, dated January 12, 1954, said Register's Office. The said Elnora Johnson having since died leaving Bedford Lee Johnson the surviving tenant by the entirety. The said Bedford Lee Johnson having since died testate on or about November 1, 2005. MECCIE L. THREALKILL AS TO A 33-1/3% UNDIVIDED INTEREST, JAMES R. BROOKS AS TO A 33-1/3% UNDIVIDED INTEREST, TAMIE CARTER AS TO AN 8-1/3 % UNDIVIDED INTEREST, FAYE R. RUTLEDGE AS TO AN 8-1/3 % UNDIVIDED INTEREST, KAREN TANNER AS TO AN 8-1/3 % UNDIVIDED INTEREST, AND WALTER EDWARD BROOKS, JR. AS TO AN 8-1/3 % UNDIVIDED INTEREST was devised subject property pursuant to his will of record in the Seventh Civil District Probate Court of Davidson County, Tennessee, Docket No. 06P1110. For further reference see Executor's Deed of record in Instrument No. 20100106-0001152, said Register's Office.

Meccie L. Threalkill died testate on October 14, 2017, leaving his interest to his three children, Ronald H. Threalkill, Janice Threalkill Sawyers, and Kenneth Threalkill as described in that certain Order of Probate dated February 28, 2018 as Docket No. 18P-256 in the Seventh Circuit Court for Davidson County, Tennesse.

Faye R. Rutledge died on July 1, 2011, intestate, leaving her interest to her husband, Thomas G. Rutledge, Sr., who died on December 26, 2013 and her children, Shawn D. Brooks and Karan T. Rutledge. Thomas G. Rutlegde, Sr. left his interest to his three children, Thomas G. Rutledge, jr., Mark L. Rutledge, and the aforementioned Karan T. Rutledge. See Affidavits of Heirship of record in Instrument No. 20240624-0046750 and 20240624-0046752, in the Register's Office of Davidson County, Tennessee.

Walter Edward Brooks, Jr. died intestate on October 25, 2012, leaving his interest to his nine children, each an 11.11% undivided interest to Dana Waters, Walter Edward Waters, Leah Mitchell, Naomi Mitchell, Ariel Mitchell, Nimrah Mitchell, Yudaea Mitchell, Bathsheba Mitchell, and Aaron Catlin. See Affidavit of Heirship, of record in Instrument No. 20240624-0046755, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Sloan Hastings, 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 May 12, 2025.

5/12/25
Date

Sloan Hastings
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of May 2025, personally appeared before me, Lisa Lanius a notary public for this county and state, Sloan Hastings, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa A. Lanius
Notary's Signature

My Commission Expires: 3/9/2027



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