This Instrument Was Prepared By:
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Karen Johnson Davidson County
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20250610-0045437

SCRIVENER'S AFFIDAVIT

The undersigned, Jonathan R. Burns, being duly sworn, deposes and says that:

1) I prepared the Quitclaim Deed from MOLLY A. BOND to the IBBIE TRUST U/T/A DATED DECEMBER 12, 2024, with regard to certain real property located at 6529 Clarksville Pike, Joelton, Davidson County, Tennessee 37080, of record in Instrument Number 20250113-0002433 Register's Office for Davidson County, Tennessee.

2) Through inadvertence, it was discovered that the real property description in Exhibit A of said deed did not contain the entirety of the real property description in the prior deeds.

3. The real property description contained in Exhibit A of the aforementioned deed is hereby corrected for the scrivener's error by including the following correct property description, as if the same were attached to said deed when recorded:

EXHIBIT A

In the 14th Civil District, Beginning at an iron pin in the southerly margin of Clarksville Pike, the most northwest corner of this tract, and being located along the southerly margin of said Clarksville Pike from an iron pin, a corner to Edward McMahon as follows: S. 69 deg. 36 min. E. 198.22 feet and S. 72 deg. 27 min. E. 188.66 feet; thence, from said beginning point and continuing with the margin of said Clarksville Pike S. 72 deg. 27 min. E. 180.72 feet to an iron pin in the margin of said Clarksville Pike, a corner to Tennessee Gas & Transmission Company; thence, leaving said Clarksville Pike and with the line of said Tennessee Gas & Transmission Company and Ruby Newman S. 5 deg. 40 min. W. passing a large Oak tree at 736.24 feet and in all 1326.67 feet to an iron pin on the easterly bank of a branch, a corner to said Ruby Newman; thence, with the easterly bank of said branch for the next three calls as follows: N 43 deg. 47 min. W. 142.95 feet to an ion pin, N. 32 deg. 47 min. W. 107.97 feet to an iron pin, and N. 14 deg. 28 min. W. 100.00 feet to an iron pin on the easterly bank of said branch, with a 24 inch White Oak pointer; thence, leaving said branch N. 7 deg. 25 min E. 1093.03 feet to the beginning, containing 5.58 acres more or less.

Being the same property conveyed to MOLLY A BOND by deed from MOLLY A. BOND, TRUSTEE OF THE JOHNNIE C. BOND, JR. AND MOLLY A. BOND REVOCABLE TRUST, DATED MARCH 3, 2009, of

record in Instrument Number 20250113-0002432 in the Register's Office of Davidson County, Tennessee.

Signed, sworn and dated this 9th day of June 2025.

Jonathan R. Burns

Sworn to and subscribed before me
this 9th day of June, 2025.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November 8, 2027

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 June 9, 2025 (date of document).

Affiant Signature

6-10-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of June, 2025.

Notary's Signature

My Commission Expires: 11-3-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY