Karen Johnson
Batch # 1475429
09/21/2026 10:50:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20260921-0087465

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, W. WARNER McNEILLY, III, ("Affiant"), being first duly sworn, states upon oath as follows:

1. I prepared that certain Quitclaim Deed of record in instrument number 20260330-0025211, Register of Deeds Office for Davidson County, Tennessee.
2. I did not attach Exhibit A.
3. Attached hereto is Exhibit A.

Under penalties of perjury, Affiant swears or affirms that the statements made in this Scrivener's Affidavit are true and correct.

Executed this 21st day of September 2026.

W. WARNER McNEILLY, III

Sworn to and subscribed before me by W. WARNER McNEILLY, III this 21st day of September 2026.

RHONDA FULLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

Rhonda Fuller
Notary Public
My Commission Expires: 5/8/29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared W. WARNER McNEILLY, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 21st day of September, 2026.

Rhonda Fuller
NOTARY PUBLIC

My Commission Expires:
5/8/29

RHONDA FULLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, August 13, 1960, as follows:

BEGINNING at a point in the center of Old Harding Road at a point north 65° East 606.9 feet along the center of Old Harding Road from the intersection of Old Harding Road and Hicks Road, said point also being north 65° East 172 feet along the center of Old Harding Road from the northeast corner of the property conveyed to Emily Taylor Heysham and husband, by deed from R. E. Lepley and wife, of record in Book 2741, page 560, Register's Office for said County; thence south 22° East 285 feet to an iron pin; thence north 65° east 154 feet to an iron pain; thence north 22° west 285 feet to the center of Old Harding Road; thence with the center of Old Harding Road South 65° west 154 feet to the beginning, containing one acre, more or less.

Being the same property conveyed to Glenn W. James and Audrey M. James as tenants in common by deed of record in instrument #20001218-0124060, R.O.D.C.

The property address is 7091 Old Harding Pike, Nashville, TN 37221.