THIS INSTRUMENT PREPARED BY AND
RETURN TO:
SHAPIRO & KIRSCH
555 Perkins Extended - 2nd Floor
Memphis, TN 38117
Jenny Crawford
S&K File No: 13-053783

Davidson County AFFIDAVIT
Recvd: 04/24/14 15:01 3 pgs
Fees:17.00 Taxes:0.00
20140424-0034693

SCRIVENER'S AFFIDAVIT

Recording information for indexing in the Register's Office of Davidson County, Tennessee:

Warranty Deed:	**Instrument Number 20040525-0061229**
Grantor:	**Vincent A. Mammarelli and wife, Agatha E. Mammarelli**
Grantee:	**Regina O'Connell, Unmarried**
Property Address:	**1525 Norvell Avenue, Nashville, Tennessee 37216**

On or about May 18, 2004, Rudy Title & Escrow, LLC, prepared the above described Warranty Deed;

The description as part of the above Warranty Deed is as follows:

Land in Davidson County, Tennessee, being Lot No. 5 **on** that part of the westerly 11 feet 6 inches of Lot No. 6 lying immediately in the rear of Lot 5 of Block "A" on the Plan of Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office for said County.

Said Lot No. 5 and that part of Lot No. 6 front together 80 feet on the northeasterly side of Little Avenue, now Norvell Avenue and run back between parallel lines, along the northwesterly margin of Golf Street 148 feet 6 inches to a dead line, save and except a *small* triangle taken from the southwesterly corner of said lot for the curve of Golf Street into Little Avenue, now Norvell Avenue.

Being the same property conveyed to Regina O'Connell, unmarried, by Warranty Deed from Vincent A. Mammarelli and wife, Agatha E. Mammarelli, dated 5-18-04 and recorded 5-25-04 in instrument number 20040525-0061229, and being the same property previously conveyed to Vincent A. Mammarelli and wife, Agatha E. Mammarelli, by Warranty Deed from W. A. McWhirter and wife, Mary C. McWhirter, dated November 1, 1968, and recorded November 20, 1968, in Book 4288, Page 132, Register's Office for Davidson County, Tennessee.

The above description contains an unintentional scrivener's error in the first line which has the word "on" and should be "and".

The correct legal description that should be attached to the above Warranty Deed is:

Land in Davidson County, Tennessee, being Lot No. 5 **and** that part of the westerly 11 feet 6 inches of Lot No. 6 lying immediately in the rear of Lot 5 of Block "A" on the Plan of Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office for said County.

Said Lot No. 5 and that part of Lot No. 6 front together 80 feet on the northeasterly side of Little Avenue, now Norvell Avenue and run back between parallel lines, along the northwesterly margin of Golf Street 148 feet 6 inches to a dead line, save and except a small triangle taken from the southwesterly corner of said lot for the curve of Golf Street into Little Avenue, now Norvell Avenue.

Being the same property conveyed to Regina O'Connell, unmarried, by Warranty Deed from Vincent A. Mammarelli and wife, Agatha E. Mammarelli, dated 5-18-04 and recorded 5-25-04 in instrument number 20040525-0061229, and being the same property previously conveyed to Vincent A. Mammarelli and wife, Agatha E. Mammarelli, by Warranty Deed from W. A. McWhirter and wife, Mary C. McWhirter, dated November 1, 1968, and recorded November 20, 1968, in Book 4288, Page 132, Register's Office for Davidson County, Tennessee.

Further Affiant sayeth not.

Rudy Title & Escrow, LLC

By: John Gleaves

Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

On the 21 day of April, 2014, before me, a Notary Public, in and for said State and County, personally appeared John Gleaves, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Rudy Title & Escrow, the within named bargainor, a Limited Liability Company, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company.

WITNESS my hand and Notarial Seal at Office the day and year above written.

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

January 9, 2018
My commission expires:

Brian D. Mitchell
Notary Public

I, Jahna Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jahna Smith
Signature

State of Tennessee

County of Shelby

Personally appeared before me, Pamela C. Logston, a notary public for this county and state, Jahna Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela C. Logston
Notary's Signature

PAMELA LOGSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES FEBRUARY 22, 2015

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electric documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided.

(4) No county register shall be required to accept document transmitted electronically.