BILL GARRETT, Davidson County
Trans:T20160066974 AFFIDAVIT
Recvd: 08/03/16 14:47 1 pgs
Fees:12.00 Taxes:0.00
20160803-0080419

Prepared BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, TN 37215

AFFIDAVIT OF JIM HARRIS, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on April 22, 2016, Jim Harris, was an employee of Chapman & Rosenthal Title, Inc., and in his capacity with Chapman & Rosenthal Title, Inc., he prepared a Quitclaim Deeds transferring property located at 2492 Walker Lane, Nashville, TN 37207 from James S. Zapp, Sr. and Gail Taylor to Walter Acklen, an unmarried man, as to 87.5% interest and Joyce Day Acklen, an unmarried woman, as to 12.5% interest.

WHEREAS, on July 5, 2016, Jim Harris sent for recording said Quitclaim Deeds but included incorrect information in the derivation clause. The derivation clause should read:

Being the same property conveyed by Warranty Deed from Dawn Dopson, Jeh Remonte Gallimore Dopson and Nicole LeMay Strickland, the heirs at law and beneficiaries of the Will of Azerleen Walker Dopson, deceased to Walter Acklen and Ehrai Zapp, as recorded on the 19th day of March, 2012 in Instrument No. 20120319-0023279 and Affidavit of Heirship, as recorded on the 22nd day of August, 2014 in Instrument No. 20140822-0076549, in the Register's Office of Davidson County, Tennessee.

Ehrai Muffy Zapp having died on February 6, 2013. Her sole surviving heirs being James S. Zapp, Sr., Joyce Day Acklen, Walter Acklen, and Gail Taylor. ***The sole purpose of this quitclaim deed is for James S. Zapp, Sr. and Gail Taylor to convey any interest in they have in the subject property to Walter Acklen and Joyce Day Acklen.***

WHEREAS, the aforementioned Quitclaim Deeds were incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20160715-0072981 and Instrument No. 20160715-0072982, by scrivener's error, and Jim Harris, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Jim Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Jim Harris, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 29 day of ~~August~~ July, 2016.

J Anderson
NOTARY PUBLIC

My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018