BILL GARRETT, Davidson County
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This instrument prepared by & return to:
Joshua R. Hopkins, Esq.
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, Georgia 30071

Please cross reference to:
Book 8773, Page 226
Book 10531, Page 564
Instrument No. 20011220-0140763
Instrument No. 20040429-0048782
Instrument No. 20041220-0150921
Instrument No. 20070718-0085287
Instrument No. 20070718-0085288
Davidson County, Tennessee Register of Deeds

ATTORNEY'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF GWINNETT

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared, Joshua R. Hopkins, who is well known to me and said person swore under oath and stated as follows:

1.

WHEREAS, I am an attorney licensed to practice law in the State of Tennessee; and

2.

WHEREAS, I have examined the deed and tax records of Davidson County, Tennessee as to certain real property commonly known as: 3805 Woodward Drive, Nashville, TN 37207, bearing Tax ID/Parcel# 059 10 0 167.00 (hereinafter, the "Property"), being Lot No. Lot 419 on the plat of Section III of Haynes Manor, of record in Book 4175, Page 11, in the Register's Office for Davidson County, Tennessee (hereinafter, the "Plat"), and being more particularly described in Exhibit "A" attached hereto and made a part hereof; and

3.

WHEREAS, on November 1, 1992, the Property was conveyed to Marian A. George (hereinafter, "Ms. George") and Cheryl Thompson (hereinafter, "Ms. Thompson) via quitclaim deed (hereinafter, the "First Quitclaim Deed"). The First Quitclaim Deed was recorded on November 2, 1992, in Book 8773, Page 226, in the Register's Office for Davidson County, Tennessee; and

4.

WHEREAS, the First Quitclaim Deed contains the complete, correct legal description of the Property, including the correct Book and Page numbers of the recorded Plat; and

5.

WHEREAS, on July 10, 1997, Ms. George conveyed her one-half (1/2) interest in the Property to Arthur Odell Cunningham, Jr. (hereinafter, "Mr. Cunningham") and Felicia Darcel Cunningham (hereinafter, "Ms. Cunningham") via quitclaim deed (hereinafter, the "Second Quit Claim Deed"). The Second Quitclaim Deed was recorded on July 15, 1997, in Book 10531, Page 564, in the Register's Office for Davidson County, Tennessee; and

6.

WHEREAS, the Second Quitclaim Deed contains the complete, correct legal description of the Property, including the correct Book and Page numbers of the recorded Plat; and

7.

WHEREAS, on December 19, 2001, Mr. Cunningham and Ms. Cunningham conveyed their one-half (1/2) interest in the Property to Ms. George via quitclaim deed (hereinafter, the "Third Quit Claim Deed"). The Third Quitclaim Deed was recorded on December 20, 2001, at Instrument No. 20011220-0140763, in the Register's Office for Davidson County, Tennessee; and

8.

WHEREAS, the Third Quitclaim Deed contains the complete, correct legal description of the Property, including the correct Book and Page numbers of the recorded Plat; and

9.

WHEREAS, on April 28, 2004, Ms. Thompson conveyed her one-half (1/2) interest in the Property to Lakeilia M. Johnson (hereinafter, "Ms. Johnson") and Joshua

V. Church (hereinafter, "Mr. Church") via quitclaim deed (hereinafter, the "Fourth Quit Claim Deed"). The Fourth Quitclaim Deed was recorded on April 29, 2004, at Instrument No. 20040429-0048782, in the Register's Office for Davidson County, Tennessee; and

10.

WHEREAS, on December 10, 2004, Ms. George conveyed her one-half (1/2) interest in the Property to Ms. Johnson and Mr. Church via quitclaim deed (hereinafter, the "Fifth Quitclaim Deed"). The Fifth Quitclaim Deed was recorded on December 20, 2004, at Instrument No. 20041220-0150921, in the Register's Office for Davidson County, Tennessee; and

11.

WHEREAS, on July 9, 2007, Mr. Church conveyed his interest in the Property to Ms. Johnson via quitclaim deed (hereinafter, the "Sixth Quitclaim Deed"). The Sixth Quitclaim Deed was recorded on July 18, 2007, at Instrument No. 20070718-0085287, in the Register's Office for Davidson County, Tennessee; and

12.

WHEREAS, also on July 9, 2007, Ms. Johnson executed a deed of trust which encumbers the Property (hereinafter, the "Deed of Trust"). The Deed of Trust was filed for record on July 18, 2007, at Instrument No. 20070718-0085288, in the Register's Office for Davidson County, Tennessee; and

13.

WHEREAS, a review of the Fourth Quitclaim Deed, the Fifth Quitclaim Deed, the Sixth Quitclaim Deed, and the Deed of Trust reveals a Scrivener's error in the legal description of the Property as found in each instrument, to-wit:

> The Plat is recited as having been recorded at Instrument No. 200112200140763; however that instrument number is the recording information for the Third Quitclaim Deed; instead, the recording reference for the Plat which should have been included in the legal description in the Fourth Quitclaim Deed, the Fifth Quitclaim Deed, the Sixth Quitclaim Deed, and the Deed of Trust is: **Book 4175, Page 11.**

14.

THEREFORE, the complete, correct legal description of the Property which should have been included in the Fourth Quitclaim Deed, the Fifth Quitclaim Deed, the Sixth Quitclaim Deed, and the Deed of Trust is found in Exhibit "A" attached hereto and made a part hereof.

FURTHER AFFIANT SAYETH NOT.

Joshua R. Hopkins, Attorney

Sworn to and subscribed before me this 20 day of December, 2016.

Notary Public

My Commission Expires: KIMBRA BRANFORD NOTARY PUBLIC ROCKDALE COUNTY GEORGIA EXPIRES Jan. 27, 2019

ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF GWINNETT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua R. Hopkins, with whom I am personally acquainted, (or proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of ~~September~~ December, 2016.

NOTARY PUBLIC

My Commission Expires: KIMBRA BRANFORD NOTARY PUBLIC ROCKDALE COUNTY GEORGIA EXPIRES Jan. 27, 2019

EXHIBIT "A"
PROPERTY DESCRIPTION

LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 419 HAYNES MANOR, SECTION III, AS OF RECORD IN **BOOK 4175, PAGE 11**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT FRONTS 70 FEET ON THE WESTERLY SIDE OF WOODWARD DRIVE AND EXTENDS BACK 134.7 FEET ON THE NORTHERLY LINE, 113.1 FEET ON THE SOUTHERLY LINE TO A DEAD LINE WHICH IS BROKEN LINE, AND MEASURES 112.4 FEET THEREON.