BILL GARRETT, Davidson County
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Prepared By:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215
File#170712733

AFFIDAVIT OF KATE ROSENTHAL, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on August 8th, 2017, Kate Rosenthal, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she prepared a Warranty Deed transferring property located at 2618 Ashwood Avenue Nashville, TN 37212 from Kathryn Jane Anderson, unmarried, to Karen Lanning, Trustee of the Richard Smith Lanning Irrevocable Marital Trust, dated December 31, 2012.

WHEREAS, on August 8th, 2017, Kate Rosenthal, Attorney at Law, sent for recording said Warranty Deed but included the incorrect marital status of Kathryn Jane Anderson.

It should read: Kathryn Jane Anderson, married.

WHEREAS, on August 8th, 2017, Kate Rosenthal, Attorney at Law, sent for recording said Warranty Deed but omitted the following language from the derivation clause:

Said property was never the primary marital residence of grantor.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20170809-0081492, by scrivener's error, and Kate Rosenthal, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Kate Rosenthal, Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Kate Rosenthal, Attorney at Law, 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 21 day of August, 2017.

NOTARY PUBLIC

My Commission Expires: _____

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