This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

Karen Y Johnson Davidson County
Batch# 162037 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20181116-0113303

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Megan Paulus**, hereinafter referred to as Affiant, on this the 15th day of November, 2018, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant works at Rudy Title and Escrow, LLC located at 2012 21st Ave S, Nashville, Tennessee.

2. That Affiant's company assisted in the preparation and/or recordation of a certain Warranty Deed by and between **HR Properties of Tennessee**, a Tennessee general partnership (as Grantor) and **Joshua G. Ahler and wife, Melissa L. Ahler** (as Grantees), of record in **Instrument No. 20140107-0001469 in the Register's Office for Davidson County, Tennessee** in which Grantor conveyed unto the Grantees the following described property:

   Land in Davidson County, being Lot No. 1219 of Block Number 185 in Plan Number 1, West Nashville; as of record in Book 57, pages 74 and 75, Register's Office of Davidson County, Tennessee. (Said property shall hereinafter be referred to as "Lot No. 1219" in this Affidavit.)

3. That HR Properties of Tennessee, a Tennessee general partnership (as Grantor) executed a Warranty Deed in favor of **Shane Doyal Stever**, unmarried, (as Grantee), of record in **Instrument No. 20131226-0130005, in the Register's Office for Davidson County Tennessee**, conveying unto said Grantee the following described property:

   Land in Davidson County, Tennessee, being Lot No. 1217 of Block Number 185 in Plan Number 1, West Nashville; as of record in Book 57, pages 74 and 75, Register's Office of Davidson County, Tennessee. (Said property shall hereinafter be referred to as "Lot No. 1217" in this Affidavit.)

4. That said Warranty Deeds both contained clerical errors in their respective legal descriptions in that Joshua G. Ahler and wife, Melissa L. Ahler should have been deeded Lot No. 1217 and Shane Doyal Stever should have been deeded Lot No. 1219.

5. That to resolve said errors in the above referenced deeds, Affiant's company assisted in the preparation and/or recordation of the hereinafter described Quitclaim Deeds and Warranty Deeds of Correction.

6. That Joshua G. Ahler and wife, Melissa L. Ahler conveyed their interest in Lot No. 1219 to HR Properties of Tennessee, a Tennessee general partnership by Quitclaim Deed of record in **Instrument No. 20180420-0037260, in the Register's Office for Davidson County, Tennessee**.

7. That Shane Doyal Stever and **Hicham Kadiri**, a married couple, conveyed their interest in Lot No. 1217 to HR Properties of Tennessee, a Tennessee general partnership by Quitclaim Deed of record in **Instrument No. 20180420-0037263, in the Register's Office for Davidson County, Tennessee**.

8. That in return, HR Properties of Tennessee, a Tennessee general partnership re-conveyed their interest in Lot No. 1217 to Joshua G. Ahler and wife, Melissa L. Ahler by Deed of Correction Warranty Deed, of record in **Instrument No. 20180420-0037261, in the Register's Office for Davidson County, Tennessee**.

9. That HR Properties of Tennessee, a Tennessee general partnership further re-conveyed their interest in Lot No. 1219 to Shane Doyal Stever and Hicham Kadiri, a married couple, by Deed of Correction Warranty Deed, of record in **Instrument No. 20180420-0037264, in the Register's Office for Davidson County, Tennessee**.

10. That due to an error in recording order, the Quitclaim Deed from Shane Doyal Stever and Hicham Kadiri, a married couple, to HR Properties of Tennessee, a Tennessee general partnership, conveying their interest in Lot No. 1217 was recorded *after* the aforementioned Deed of Correction Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership, to Joshua G. Ahler and wife, Melissa L. Ahler.

11. As a result of said recording order error, HR Properties of Tennessee, a Tennessee general partnership appears as record owner of Lot No. 1217 in public records instead of its actual owners, Joshua G. Ahler and wife, Melissa L. Ahler.

12. That the current vesting deed for said Lot No. 1217 should be the aforementioned Deed of Correction Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership, to Joshua G. Ahler and wife, Melissa L. Ahler, of record in Instrument No. 20180420-0037261, in the Register's Office for Davidson County, Tennessee.

13. This Affidavit is made to correct the aforementioned error in recording order which was not the intentional acts of the parties and to show that the record owners of Lot No. 1217 are in fact Joshua G. Ahler and wife, Melissa L. Ahler.

Megan Paulus

Megan Paulus, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Megan Paulus**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2018.

Brian D. Mitchell

Notary Public

My Commission Expires:

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019