Karen Johnson Davidson County
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Fees: $12.00 Taxes: $0.00
20190322-0026018

Prepared By:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215
File# 190119022

AFFIDAVIT OF MCKENZIE TEASLEY, NOTARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on February 22nd, 2019, McKenzie Teasley, Notary, 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 1719 Temple Avenue Nashville, TN 37215 from Jeffrey Johns Foster, unmarried, to Kevin W Orndorff and Marguerite N Orndorff, husband and wife,.

WHEREAS, on February 22nd, 2019, McKenzie Teasley, Notary, failed to include the full Derivation clause on Page 1 of the Warranty Deed. The Derivation clause should read as follows:

> **Being the same property conveyed by Quitclaim Deed from Margaret H. Foster, a single person to Jeffrey Johns Foster with reservation of a Life Estate for Margaret H. Foster, as recorded on the 16th day of June, 2016 in Instrument No. 20160616-0060837; Quitclaim Deed from Terry L. Foster, Executor of the Last Will and Testament of Evelyn Lovelace to Margaret H. Foster, as recorded on the 21st day of May, 2004 in Instrument No. 20040521-0059925 and Warranty Deed from Ira T. Adams and wife, Martha S. Adams to Evelyn Lovelace, unmarried, as recorded on the 27th day of August, 1965 in Deed Book 3928, Page 794, in the Register's Office of Davidson County, Tennessee.**
>
> **Margaret H. Foster having since died on September 10, 2018, and her life estate interest in said property hereby extinguishing upon her death.**

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20190225-0016486, by scrivener's error, and McKenzie Teasley, Notary, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

McKenzie Teasley, Notary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, McKenzie Teasley, Notary, 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 19th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: _____

SHIRA KINGSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES: SEPTEMBER 7, 2021