**THIS DOCUMENT PREPARED BY AND TO BE RETURNED TO:**

**JEFFREY MOBLEY**
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 218060 AFFIDAVIT
04/15/2019 03:06:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20190415-0034423

# SCRIVENER'S AFFIDAVIT OF CORRECTION

Your affiant, Jeffrey Mobley, a member of the Nashville Bar, being duly sworn, hereby swears or affirms that a certain deed prepared by the affiant and recorded in the Register's Office for Davidson County, Tennessee, contained an error (consisting of an incorrect derivation clause) that needs to be corrected, to wit:

1. The Deed in need of correction is described below, and a copy of the Deed is attached hereto.

> Quitclaim Deed recorded on February 5, 2019, from Amos L. Howard, as grantor, to 310 Hume Trust, an irrevocable trust established by inter-vivos trust agreement dated December 21, 2018, whose Trustee is Yolanda Y. Howard, as grantee, of record as Instrument No. 20190205-0011169, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

The Parcel known as 310 Hume Street, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 082 05 0, parcel 101.00, contains an incorrect derivation clause of said parcel.

Here is the (incorrect) derivation clause contained in the aforesaid deed:

> **310 Hume Street Nashville Map & Parcel 082 05 0 101.00**
>
> Being the same property conveyed to Amos L. Howard, LLC, by deed from Amos L. Howard, married, of record as Instrument No. 20031218-0180846, Register's Office for Davidson County, Tennessee. Also being a part of the same property conveyed by ALH, LLC, to Amos L. Howard by deed of record as Instrument No. 20170110-002821 in the Register of Deeds Office for Davidson County, Tennessee.

Here is the corrected, complete derivation clause that should be included in the deed described in Paragraph 1. hereinabove.

**310 Hume Street Nashville** **Map & Parcel** **082 05 0 101.00**

Being the same property conveyed to Amos L. Howard, LLC, by deed from Amos L. Howard, married, of record as Instrument No. 20031218-0180846, Register's Office for Davidson County, Tennessee. Also being a part of the same property conveyed by ALH, LLC, to Amos L. Howard by deed of record as Instrument No. 20170111-0003036 in the Register of Deeds Office for Davidson County, Tennessee.

3. Further, affiant saith not.

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2019.

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

## CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

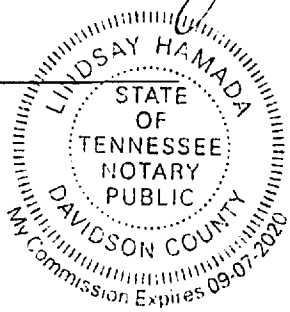
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)



Karen Johnson Davidson County
Batch# 192121 DEEDQC
02/05/2019 03:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190205-0011169

| | |
|---|---|
| **THIS DOCUMENT PREPARED BY:**<br><br>**JEFFREY MOBLEY**<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $-NONE-.<br><br>Amos L. Howard, Affiant<br><br>Subscribed and sworn to before me, this 21st day of December, 2018.<br><br>Notary Public<br><br>My Commission Expires: |

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| 310 Hume Trust<br>c/o Yolanda Y. Howard, Trustee<br>1214 Bayard Ave.<br>Murfreesboro, Tennessee 37130-9542 | SAME | 082 05 0 101.00 |

## *QUITCLAIM DEED*

**KNOW ALL PERSONS** by these presents that **Amos L. Howard**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring his entire right, title and interest in the subject parcel of real property, hereby releases, remises and quitclaims unto the **310 Hume Trust,** an irrevocable trust established by inter-vivos trust agreement dated December 21, 2018, whose Trustee is Yolanda Y. Howard, and to her successors and assigns, with full right to convey any and all interests in the subject property without the consent of any beneficiary, all right, title and interest of the Grantor in and to a certain

tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 21st day of December, 2018.

**Amos L. Howard**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amos L. Howard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at Office, this 21st day of December, 2018.

My Commission Expires:

ALICE M. SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public



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## EXHIBIT A

### Legal Description

BEING A TRACT OF LAND in the 20th Councilmanic District, City of Nashville, Davidson County, Tennessee. Being also known as Parcel 101 of Map 82-5, of the Davidson County Tax Assessor's mapping system. Said tract being bounded as follows: on the north by lands of Steven R. Tracy, Instrument Number 20020213-0019199; on the east by the western right-of-way of an alley, 20 feet wide; on the south by the northerly right-of-way of Hume Street, a 40 foot right-of-way; and on the west by the eastern right-of-way of fourth avenue north, a 49.5 foot right-of-way. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows:

BEGINNING AT AN IRON PIN set at the northeast intersection corner of Hume Street and Fourth Avenue North, said iron pin being the southwest corner of this tract; thence with the eastern right-of-way of Fourth Avenue North, N 26°28'59"W, 151.29 feet to an iron pin set, said pin being the northwest corner of this tract and the southwest corner of Tracy; thence with the south line of Tracy, N 63°29'04"E, 177.61 feet to an iron pin set in the western right-of-way of an alley, said pin being the northeast corner of this tract and the southeast corner of Tracy; thence with said western right-of-way, S 26°59'56"E, 102.09 feet to an iron pin set in the northern right-of-way of Hume Street, said pin being the southeast corner of this tract; thence with said northern right-of-way, S 48°04'40"W, 185.21 feet to the point of beginning containing 22,570 square feet or 0.518 acres more or less, by a survey performed by S.E.C., Inc. February 25, 2003.

Being the same property conveyed to Amos L. Howard, LLC, by deed from Amos L. Howard, married, of record as Instrument No. 20031218-0180846, Register's Office for Davidson Williamson County, Tennessee. Also being a part of the same property conveyed by ALH, LLC, to Amos L. Howard by deed of record as Instrument No. 20170110-002821 in the Register of Deeds Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to any and all zoning regulation$, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property known as 310 Hume Street, Nashville, Tennessee 37208.



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201904150034423

## CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

