Karen Johnson Davidson County
Batch# 241249 AFFIDAVIT
06/11/2019 08:44:29 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190611-0055756

Prepared BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, TN 37215

AFFIDAVIT OF SHIRA KINGREY, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on May 13th, 2019, Shira Kingrey, Attorney, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she prepared a Quitclaim Deed of Correction transferring property located at 202 Rains Avenue Nashville, TN 37203 from William R. Brown and Alison Marie Brown, husband and wife to ABC Real Estate Holdings, LLC.

WHEREAS, on May 13th, 2019 Shira Kingrey sent for recording said Quitclaim Deed of Correction but failed to attach the legal description as "Exhibit A." Correct legal description is:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Rains Heights, of record in Plat Book 2663, Page(s) 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from Alison Marie Brown to ABC Real Estate Holdings, LLC a Tennessee limited liability company, as recorded on the 28th day of March, 2018 in Instrument No. 20180328-0028973; Quitclaim Deed from William R. Brown to William R. Brown and Alison Marie Brown, as tenants by the entireties, as recorded on the 25th day of March, 2013 in Instrument No. 20130325-0028849 and Warranty Deed from Kevin L. Wherry and Margie M. Wherry to William R. Brown, an unmarried person, as recorded on the 3rd day of August, 2006 in Instrument No. 20060803-0095011, in the Register's Office of Davidson County, Tennessee.

WHEREAS, the aforementioned Quitclaim Deed of Correction was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20190516-0046145, by scrivener's error, and Shira Kingrey, Attorney, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Shira Kingrey, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Shira Kingrey, Attorney, 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 10th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021