Karen Johnson Davidson County
Batch# 276144 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20190823-0085213

Prepared By & Return To:
Matthew G. Noggle, Esq.
Gardner Title & Escrow
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

This affidavit is being given for the purpose of correcting an error in the legal description contained in a Warranty Deed conveying certain real property known as 1407 Russell Street, Nashville, TN 37206, from Cale Schmit, a single man, to Ashlinn Clare Romagnoli, an unmarried woman. Said Warranty Deed was recorded as Instrument No. 20190220-0015207, Register's Office, Davidson County, Tennessee.

Comes now, Matthew G. Noggle, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of his personal knowledge as follows:

1. I am an attorney licensed to practice in the State of Tennessee, maintaining an office in Davidson County, Tennessee.

2. On or about February 15, 2019, under my direction, my office prepared said Warranty Deed conveying certain real property known as 1407 Russell Street, Nashville, TN 37206, from Cale Schmit, a single man, to Ashlinn Clare Romagnoli, unmarried woman.

3. That through mistake and inadvertence, the legal description of the property intended to be conveyed by said Warranty Deed cited the subdivision name as LINDSLEY HOUSE PLACE in the legal description.

4. The legal description is hereby corrected to:

> Lot 45, LINDSLEY HOME PLACE, as shown on plat of record in Plat Book 2, Page 92, in the Chancery Court, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Cale Schmit, unmarried, by Warranty Deed from Brittany Witt, unmarried, of record in Instrument No. 20170404-0032690, in the Register's Office of Davidson County, Tennessee, dated March 30, 2017 and recorded on April 4, 2017.

Further affiant says not this 23rd day of August, 2019.

MATTHEW G. NOGGLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 23rd day of August, 2019.

SHELLY LYONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires September 22, 2020

Shelly Lyons, Notary Public

My Commission Expires: 9/20/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Matthew G. Noggle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal in Nashville, Tennessee this 23rd day of August, 2019.

SHELLY LYONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires September 22, 2020

Shelly Lyons, Notary Public

My Commission Expires: 9/22/2020

True Copy Certification

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 16 day of July, 2019, personally appeared before me, Lisa Sheppard, a notary public for State aforesaid, Matthew G. Noggle, personally know by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8-22-21