Karen Johnson Davidson County
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Fees: $12.00 Taxes: $0.00
20190926-0097803

Prepared By:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215
File# 190621182

AFFIDAVIT OF SHIRA KINGREY, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on July 12th, 2019, Shira Kingrey, Attorney, 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 0 & 2316 Ilolo Street Nashville, TN 37207 from Annie Robertson, unmarried and James Russell, Larry Russell, Wayne Russell, Michael Russell and Terrance Russell as the heirs of Eugene Russell to LWB, LLC, a Tennessee limited liability company.

WHEREAS, on July 12th, 2019, Shira Kingrey, Attorney, 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 to Eugene Russell and Annie Robertson, as tenants in common by Warranty Deed from Sharon D. Brugman and Paula M. Harwell, recorded on the 2nd day of May, 2006 in Instrument No. 20060502-0050732, in the Register's Office of Davidson County, Tennessee.**
>
> **Eugene Russell having died on April 21, 2019 intestate. Upon his death, his 50% interest in the subject property passed to his heirs at law, James Russell, Larry Russell, Wayne Russell, Michael Russell and Terrance Russell as evidenced by Affidavit of Heirship of record in Instrument No. 20190722-0071651 and 20190722-0071650, in the Register's Office of Davidson County, Tennessee.**
>
> **Subject property has not, nor has it ever been, the primary, marital residence of James Russell, Larry Russell, Wayne Russell, Michael Russell or Terrance Russell.**

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20190722-0071653, 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 25th day of July, 2019.

NOTARY PUBLIC

My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023