Karen Johnson Davidson County
Batch# 304788 AFFIDAVIT
10/23/2019 10:16:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191023-0108635

Prepared BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215
File No. 190721791

AFFIDAVIT OF JENNIFER ANDERSON, NOTARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on September 16th, 2019, Jennifer Anderson, Notary, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she notarized a Warranty Deed transferring property located at 1117B Sharpe Avenue, Nashville, TN 37206, from David Parsons and Tori Parsons, husband and wife, to James D. Flaherty and Allison E. Thomas, husband and wife.

WHEREAS, on September 16th, 2019, Jennifer Anderson, Notary, sent for recording said Warranty Deed but failed to include the Affiant Signature in the Notary Acknowledgement. The acknowledgement should read as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2019.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My commission expires:

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20190918-0094659, by scrivener's error, and Jennifer Anderson, Notary, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Jennifer Anderson, Notary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Jennifer Anderson, 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 17th day of October, 2019.

NOTARY PUBLIC

My Commission Expires: _____

