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# 318250 AFFIDAVIT
11/21/2019 04:02:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20191121-0120509

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 property description) 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 April 4, 2018, from Horrell Properties, Inc., a Tennessee corporation, as grantor, to John Wilson Horrell, as grantee, of record as Instrument No. 20180404-0031707, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

The Parcel known as 2611 Grandview Avenue, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 119 05 0, parcel 410.00, contains an incorrect description of said parcel.

Here is the (incorrect) property description contained in the aforesaid deed:

2611 Grandview Avenue Nashville **Map & Parcel 163 11 0C 050.00**

A Tract of land located in Nashville, Davidson County, Tennessee, being part of Lot 1 on the Plan of Grandview Heights and Thompson & Rings Subdivision of Edenwold Park, as of record in Plat Book 4300, page 37, of the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the point of intersection of the westerly right of way margin of a 15 foot alley and the northerly right of way margin of Central Avenue, thence with the westerly margin of said 15 foot alley North 00°09'00" West 256.74 feet to true point of beginning. Thence North 89 deg. 25' 00" West 153.21 feet to a point; thence north 00 deg. 41' 00" East 607.52 feet to a point; thence North 02 deg. 18' 04" West 166.31 feet to a point; thence South 23 deg. 35' 03" East 453.80 feet to a point; thence North 84 deg. 13' 07" West 30.03 feet to a point; thence South 00 deg. 09' 00" East 362.34 feet to the point of beginning containing 89,838.73 square feet or 2.06 acres.

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

2611 Grandview Avenue Nashville **Map & Parcel 163 11 0C 050.00**

Land in Davidson County, Tennessee, being Lot 2 as shown on the map entitled Horrell Subdivision as of record in Plat Book 6900, page 828, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

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 21st day of November, 2019.

Notary Public

My Commission Expires: _____

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

Bill Garrett Davidson County
Batch# 76305 DEEDQC
04/04/2018 01:28:01 PM 3 pgs
Fees: $18.00 Taxes: $10,326.70
20180404-0031707

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $2,791,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2018. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of new owner:	Send Tax Bills to:	Map/Parcel Numbers:
John Wilson Horrell 2615 Grandview Avenue Nashville, Tennessee 37211	-SAME-	119 05 0 127.00 119 05 0 410.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Horrell Properties, Inc., a Tennessee corporation, hereby remises, releases and quitclaims all of its right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to John Wilson Horrell, his heirs and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 31st day of March, 2018.

HORRELL PROPERTIES, INC.

By: _____
Stephen H. Horrell, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen H. Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Horrell Properties, Inc., a Tennessee corporation, the within named bargainor, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its President.

WITNESS my hand and seal, at office, this 31st day of March, 2018.

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

My Commission Expires: _____

_____
Notary Public

201911210120509

EXHIBIT A

Legal Descriptions

119 05 0 127.00 – 2609 Grandview Avenue
119 05 0 410.00 – 2611 Grandview Avenue

TRACT I:
A Tract of land located in Nashville, Davidson County, Tennessee, being part of Lot 1 on the Plan of Grandview Heights and Thompson & Rings Subdivision of Edenwold Park, as of record in Plat Book 4300, page 37, of the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the point of intersection of the westerly right of way margin of a 15 foot alley and the northerly right of way margin of Central Avenue, thence with the westerly margin of said 15 foot alley North 00°09'00" West 256.74 feet to true point of beginning. Thence North 89 deg. 25' 00" West 153.21 feet to a point; thence north 00 deg. 41' 00" East 607.52 feet to a point; thence North 02 deg. 18' 04" West 166.31 feet to a point; thence South 23 deg. 35' 03" East 453.80 feet to a point; thence North 84 deg. 13' 07" West 30.03 feet to a point; thence South 00 deg. 09' 00" East 362.34 feet to the point of beginning containing 89,838.73 square feet or 2.06 acres.

TRACT II:
A Tract of land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Knestrick Subdivision as of record in Book 6900, page 523, Register's Office for Davidson County, Tennessee, said lot described according to Survey of Michael V. Holmes, dated December 31, 1987, as follows:

Beginning at a point of intersection of the westerly right of way margin of Grandview Avenue and the southerly right of way margin of Woodbine Avenue; Thence with said margin of Grandview Avenue South 23 deg. 35' 03" East 246.82 feet to the true point of beginning.

Thence South 23 deg. 35' 03" East 90.0 feet to a point; Thence South 66 deg. 29' 46" West 150.00 feet to a point; Thence North 23 deg. 35' 03" West 90.0 feet to a point; Thence North 66 deg. 29' 46" East 150.00 feet to the point of beginning containing 13,500.00 square feet or 0.31 acres of land.

Being the same property conveyed to Horrell Properties, Inc. by deed from H, J & S Investments, a Tennessee general partnership composed of Henry Horrell, John W. Horrell and Stephen H. Horrell, of record in Book 8304, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 2609 and 2611 Grandview Avenue, Nashville, Tennessee 37211.

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)

