Karen Johnson Davidson County
Batch# 331334 AFFIDAVIT
12/18/2019 09:07:09 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191218-0130426

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 November 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 transferring property located at 1111 Lischey Avenue Nashville, TN 37207 from Lillie Beatrice Edwards, Aundrea Denise (Thomas) Epps now known as Aundrea Epps and Erika Sheree Kurzawa, as joint tenants with rights of survivorship to Lillie Beatrice Edwards and Aundrea Epps, as joint tenants with rights of survivorship.

WHEREAS, on November 13th, 2019, Shira Kingrey, Attorney, sent said Quitclaim Deed for recording but only attached the signature page for Erika Sheree Kurzawa to the Quitclaim Deed and left off the remaining two signature pages. Copy of the recorded quitclaim deed along with original signature pages for Lillie Beatrice Edwards, Aundrea Denise (Thomas) Epps now known as Aundrea Epps are attached to this affidavit as "Exhibit A."

WHEREAS, the aforementioned Quitclaim Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20191119-0119290, 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 13th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: _____

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

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

"Exhibit A"

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** ***No title search was performed in the preparation of this Quitclaim Deed.***	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13th day of October, 2019. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner: Lillie Beatrice Edwards 1111 Lischey Ave Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 082 03 0 442.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lillie Beatrice Edwards, Aundrea Denise (Thomas) Epps now known as Aundrea Epps and Erika Sheree Kurzawa, as joint tenants with rights of survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Lillie Beatrice Edwards and Aundrea Epps, as joint tenants with rights of survivorship,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 and the northern 17 feet of Lot No. 9 on the MAP of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 10 and the northerly 17 feet of Lot No 9 front together 48 feet on the easterly side of North Fourth Street, now Lischey Avenue, and run back between parallel lines 165 feet to an alley.

Being the same property being conveyed to Lillie Beatrice Edwards, Aundrea Denise (Thomas) Epps and Erika Sheree Kurzawa, as joint tenants with rights of survivorship from Lillie Beatrice Maryland-Edwards and James A. Lockridge by quitclaim deed recorded December 6th, 2016 record in Instrument No. 20161206-0127776, in Register's office of Davidson County.

Subject property is not the primary, marital residence of Aundrea Denise (Thomas) Epps or Erika Sheree Kurzawa.

Aundrea Epps and Aundrea Denise (Thomas) Epps being one and the same person.

Karen Johnson Davidson County
Batch# 317350 DEEDQC
11/19/2019 10:43:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191119-0119290

"Exhibit A cont."

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of NOVEMBER, 2019.

Erika Sheree Kurzawa

Erika ~~Sheree~~ Sheree Kurzawa

STATE OF Pennsylvania
COUNTY OF Allegheny)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Erika Sheree Kurzawa**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 04 day of November, 2019.

D Reilly

Notary Public

My Commission Expires: Nov 22, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Denise L. Reilly, Notary Public
Bethel Park Boro, Allegheny County
My Commission Expires Nov. 22, 2020

"Exhibit A Cont."

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2019.

Lillie Beatrice Edwards

Lillie Beatrice Edwards

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lillie Beatrice Edwards**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of October, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

"Exhibit A Cont."

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2019.

Aundrea Denise (Thomas) Epps NKA Aundrea Epps

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Aundrea Denise (Thomas) Epps NKA Aundrea Epps**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes ~~therein~~ contained.

Witness my hand and official seal at office, this 8th day of October, 2019.

Notary Public

My Commission Expires: _____