Karen Johnson Davidson County
Batch# 351495 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20200131-0011576

Prepared BY:
Record and Return To:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, TN 37215

AFFIDAVIT OF KATE ROSENTHAL, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on August 6th, 2019, Kate Rosenthal, Attorney, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she prepared a Warranty Deed transferring the property located at 2025 Woodmont Boulevard, Unit 320, Nashville, TN 37215, from Meghan L. Weaver, unmarried, to Kodihalli Channabasappa and Sarvamangala Channabasappa, husband and wife.

WHEREAS, on August 6th, 2019, Kate Rosenthal, Attorney, sent for recording said Warranty Deed but failed to include the correct Instrument Number for the Warranty Deed where Meghan L. Weaver acquired title. The correct legal description for 2025 Woodmont Boulevard, Unit 320, Nashville, TN 37215, should read as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 320 of The Hillmont Condominiums, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Hillmont Condominiums, a Horizontal Property Regime, of record in Instrument Number 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being the same property conveyed to Meghan L. Weaver, an unmarried person, by Warranty Deed from Richard Erasso Arango and wife, Beatriz E. Hernandez Moncaleano, of record in Instrument No. 20150804-0077120, in the Register's Office of Davidson County, Tennessee, dated July 31st, 2015, recorded August 4th, 2015.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee, in Instrument No.20190812-0080004, by scrivener's error, and Kate Rosenthal, Attorney, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Kate Rosenthal, Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Kate Rosenthal, 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 27th day of January, 2020.

NOTARY PUBLIC

My Commission Expires:

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