Karen Johnson Davidson County
Batch# 353517 AFFIDAVIT
02/05/2020 09:55:28 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20200205-0013295

Prepared BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Ste 203A
Nashville, TN 37215
File No. 180616766

AFFIDAVIT OF WILLIAM T. CHAPMAN, IV, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on July 26th, 2018, William T. Chapman, IV, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in his capacity with Chapman & Rosenthal Title, Inc., submitted for recording two Warranty Deeds transferring property located at 600 12th Avenue South #422 Nashville, TN 37203 between William Siegel, National Residential Nominee Services, Inc., and Gerald James Kinkead.

WHEREAS, on July 26th, 2018, William T. Chapman, IV, Attorney at Law, sent for recording said Warranty Deeds but failed to submit them in the correct recording order.

The Warranty Deeds were recorded in the following order:

1st - National Residential Nominee Services, Inc. a Corporation organized and existing under the laws of the State of Delaware, TO William Siegel.

2nd - Gerald James Kinkead, a single man, TO National Residential Nominee Services, Inc. a Delaware Corporation

The Warranty Deeds should have been recorded in the following order:

1st - Gerald James Kinkead, a single man, TO National Residential Nominee Services, Inc. a Delaware Corporation

2nd - National Residential Nominee Services, Inc. a Corporation organized and existing under the laws of the State of Delaware, TO William Siegel

WHEREAS, the aforementioned Warranty Deeds were incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20180726-0073060 AND Instrument No. 20180726-0073061, by scrivener's error, and William T. Chapman, IV, Attorney, by this sworn affidavit, desires to correct this error by recording this affidavit and the attached copies of recorded Warranty Deeds as Exhibit A and Exhibit B in the correct recording order.

FURTHER ~~AFFIANT~~ SAYETH NAUGHT.

~~William T. Chapman, IV, Attorney~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, William T. Chapman, IV, 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 3rd day of February, 2020.

NOTARY PUBLIC

My Commission Expires:_____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

EXHIBIT A

Bill Garrett Davidson County
Batch# 121194 DEEDWARR
07/26/2018 01:31:56 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
[redacted]
20180726-0073061

This instrument prepared by: Fidelity Residential Solutions 7161 Bishop Road, Suite 250 Plano, TX 75024 796857 2018-01243 Terry Chandler	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$340,000.00** Affiant Subscribed and sworn to before me this the 9th day of July, 2018. Notary Public My commission expires: _____ (Affix Seal)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS 093-13-0C-038.00CO
National Residential Nominee Services, Inc.	National Residential Nominee Services, Inc.	
7161 Bishop Road, Suite 250	7161 Bishop Road, Suite 250	
Plano, TX 75024	Plano, TX 75024	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Gerald James Kinkead, a single man** have this day bargained and sold, and do hereby transfer and convey unto the said **National Residential Nominee Services, Inc., a Delaware Corporation** the Grantees herein, their (successors), heirs and assigns, certain real estate in <<Property County>>, Tennessee as follows:

See Attached Exhibit "A"

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 5th day of February, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____

Gerald ~~Jay~~ James Kinkead

STATE OF TN
COUNTY OF RUTHERFORD

Personally appeared before me, ~~Gerald James Kinkead~~ Marilyn A. Morton, a Notary Public in and for said County and State, Gerald ~~Jay~~ James Kinkead, the within named bargainor Single (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2018.

✓ Marilyn A Morton (This area for official notarial seal)
Notary Public
My Commission Expires: ✓ NOV. 18, 2018

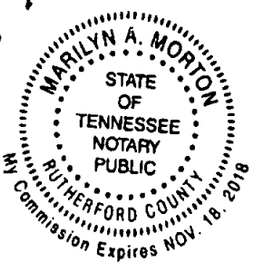


EXHIBIT A
LEGAL DESCRIPTION TO WARRANTY DEED

Order No.: 261801022A

For APN/Parcel ID(s): 093-13-0C-038.00CO

Land in Davidson County, Tennessee, being Unit No. 422 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record in Instrument Number 20080423-0041665, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

BEING the same property conveyed to Gerald Jay Kinkead, a single man by Warranty Deed from Harry Gilbert and wife, Christine Gilbert and Lauren Gilbert, unmarried, dated March 28, 2014, recorded April 4, 2014, in Instrument 20140404-0028193, in the Register's Office for Davidson County, Tennessee.

Being property known as 600 12th Avenue South #422, Nashville, TN 37203, according to the present system of numbering houses in Davidson County, Tennessee.

EXHIBIT B

Bill Garrett Davidson County
Batch# 121194 DEEDWARRSP
07/26/2018 01:31:56 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20180726-0073060

SPECIAL CORPORATE WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
7161 Bishop Road
Suite 250
Plano, TX 75024
796857 2018-01243
FRS Dallas Closers

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: William Siegel	NAME: William Siegel
STREET ADDRESS: 600 12th Ave S, #422 Nashville, TN 37203	STREET ADDRESS: 600 12th Ave S, #422 Nashville, TN 37203
MAP & PARCEL NO.: 093-13-0C-038.00C0	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, National Residential Nominee Services Inc., a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 7161 Bishop Road, Suite 250, Plano, TX 75024, hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

William Siegel

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Attached Exhibit "A"

This is improved property known as: 600 12th Avenue South, Apt #422, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

WITNESS MY/OUR SIGNATURE(S) THIS 2nd day of July, 2018 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By: _____

Printed Name Sherry Fowler

Its: Vice President

(Corporate Seal)

State of Texas } ss

County of Collin

Before me, Heather Perkins a Notary Public of the State and County aforesaid, personally appeared Sherri Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Vice President of the National Residential Nominee Services Inc., the within named grantor, a corporation, and that he/she as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as Vice President.

Witness my hand and official seal, at office in Plano TX, this 2nd day of July, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

HEATHER GENE PERKINS
Notary ID #129672344
My Commission Expires
January 11, 2022

Heather Perkins
Notary Public
My commission expires 1/11/22

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 340,000.00.

Subscribed and sworn to before me, this 9th day of July, 2018.

My Commission Expires:

_____

Affiant

Anderson
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

EXHIBIT A
LEGAL DESCRIPTION TO SPECIAL WARRANTY DEED

Order No.: 261801022A

For APN/Parcel ID(s): 093-13-0C-038.00CO

Land in Davidson County, Tennessee, being Unit No. 422 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record in Instrument Number 20080423-0041665, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

BEING the same property conveyed to William Siegel by Warranty Deed from National Residential Nominee Services, Inc., dated _____ recorded _____ _____, in Book _____, Page _____, in the Register's Office of Davidson County, Tennessee.

Being property known as 600 12th Avenue South #422, Nashville, TN 37203, according to the present system of numbering houses in Davidson County, Tennessee.