Karen Johnson Davidson County
Batch# 355667 AFFIDAVIT
02/10/2020 10:08:59 AM 1 pg
Fees: $12.00 Taxes: $0.00
20200210-0014952

Prepared By:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215
File# 190822266

AFFIDAVIT OF WILLIAM T. CHAPMAN, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on September 19th, 2019, William T. Chapman, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in his capacity with Chapman & Rosenthal Title, Inc., he prepared a Warranty Deed transferring property located at 1213B North 7th Street Nashville, TN 37207 from Mark Lenihan and Megan Lenihan, husband and wife to Jason Ross.

WHEREAS, on September 19th, 2019, William T. Chapman, failed to include the full Derivation clause in the Legal Description on Page 1 of the Warranty Deed. The Derivation clause should read as follows:

Being the same property conveyed to Mark Lenihan and Megan Lenihan, husband and wife by Warranty Deed from Sandra Lynn Smallwood and spouse, Meredith Stacey McCue recorded in Instrument No. 20161006-0105683 in the Register's Office of Davidson County, Tennessee on October 6th, 2016.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20190923-0096212, by scrivener's error, and William T. Chapman, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT ~~SAYETH~~ NAUGHT.

William T. Chapman, 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, William T. Chapman, Attorney at Law, 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 29th day of January, 2020.

NOTARY PUBLIC

My Commission Expires: _____

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