Karen Johnson Davidson County
Batch# 370522 AFFIDAVIT
03/10/2020 02:49:06 PM 1 pg
Fees: $12.00 Taxes: $0.00
20200310-0026928

Prepared By:
Record and Return To:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215

AFFIDAVIT OF KATE ROSENTHAL, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on February 10th, 2020, Kate Rosenthal, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she prepared a Quitclaim Deed transferring the property located at 2831 Hillside Drive, Apartment H8, from David Jackson Luckett to Amelia Hyde Yann.

WHEREAS, on February 10th, 2020, Kate Rosenthal, Attorney at Law, sent for recording said Quitclaim but failed to include the correct Map-Parcel Number in the Tax Information Section on the of the aforementioned Quitclaim Deed. **The correct and complete Map-Parcel No. should read: 104-10-0N-032.00-CO.**

IN ADDITION, the aforementioned Quitclaim Deed failed to include the correct Legal Description. The Legal Description should read as follows:

> **A Condominium Apartment in Davidson County, Tennessee, being Unit No. H-8 of Westchester Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed, of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.**
>
> **Being the same property conveyed to David Jackson Luckett, unmarried, by Warranty Deed from Robert Justin Luckett, unmarried, dated March 16th, 2018, of record in Instrument No. 20180319-0025259, Register's Office of Davidson County, Tennessee.**

WHEREAS, the aforementioned Quitclaim Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee, in Instrument No. 20200226-0021443, by scrivener's error, and Kate Rosenthal, Attorney at Law, 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 10th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: _____

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