Karen Johnson Davidson County
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**Prepared BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Suite 130**
**Nashville, TN 37215**

# AFFIDAVIT OF WILLIAM T. CHAPMAN, IV, ATTORNEY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

WHEREAS, on January 14, 2020, William T. Chapman, IV, 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 for the conveyance of real property located at: 3540 Trimble Road, Nashville, TN 37215 ("Property"), executed by James T. Murphy, Trustee of the Rex Warren Living Trust ("Grantor) to Indy Bindy Revocable Trust ("Grantee"), as of record in Instrument No. 20200121-0006703, Register's Office for Davidson County, Tennessee ("Deed").

WHEREAS, on or about January 21, 2020, William T. Chapman, IV, Attorney at Law, sent for recording said Deed but failed to include in the derivation clause therein a reference to the prior Trust holding title to the property to clarify how the current Grantor Trust obtained title to the property and standing to convey it to Grantee. The derivation clause should have included the following:

"The MJF Living Trust having been renamed the Rex Warren Living Trust by a certain Second Amendment to the Trust Agreement dated December 30, 2009."

WHEREAS, the aforementioned Deed was incorrectly recorded in the Register's Office for Davidson County, Tennessee as noted above by scrivener's error, and William T. Chapman, IV, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

William T. Chapman, IV, 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, IV, 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 9th day of April, 2020.

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

NOTARY PUBLIC

My Commission Expires:_____