Karen Johnson Davidson County
Batch# 387869 AFFIDAVIT
04/20/2020 07:22:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200420-0040808

THIS DOCUMENT PREPARED BY AND TO BE RETURNED TO:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

SCRIVENER'S AFFIDAVIT OF CORRECTION

Your affiant, Jeffrey Mobley, a member of the Nashville Bar, being duly sworn, hereby swears or affirms that a certain deed prepared by the affiant and recorded in the Register's Office for Davidson County, Tennessee, contained an error (consisting of an incorrect property description) that needs to be corrected, to wit:

1. The Deed in need of correction is described below, and a copy of the Deed is attached hereto.

> Quitclaim Deed recorded on June 14, 2017, from Marie Hope Brownsey Kirkland, as grantor, to Edwin Gilbert Kirkland and/or Marie Hope Brownsey Kirkland, Trustees of The Marie & Edwin Kirkland Living Trust, established by the Revocable Trust Agreement of Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland dated June 9, 2017, as grantees, of record as Instrument No. 20170614-0059791, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction:**

The Parcel known as 1509-A Wayne Drive, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 072 16 0, parcel 196.00, contains an incorrect description of said parcel.

Here is the (incorrect) property description contained in the aforesaid deed:

1509-A Wayne Drive Nashville Map & Parcel 072 16 0 196.00

Land in Davidson County, Tennessee, being Lot 52, as shown on the map entitled Porter Heights, Part II, of record in Plat Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marie B. Kirkland by deed from George H. Cate, Jr., Conservator for Angelo V. Varallo, of record as Instrument No. 20060809-0098256, Register's Office for Davidson County, Tennessee.

Here is the corrected, complete property description that should be included in the deed described in Paragraph 1. hereinabove.

1509-A Wayne Drive Nashville Map & Parcel 072 16 0 196.00

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Homes at 1509 Wayne Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160822-0087614 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Marie B. Kirkland by deed from George H. Cate, Jr., Conservator for Angelo V. Varallo, of record as Instrument No. 20060809-0098256, Register's Office for Davidson County, Tennessee.

3. Further, affiant saith not.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14TH day of April, 2020.

Notary Public

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

BILL GARRETT, Davidson County
Trans:T20170050879 DEEDQC
Recvd: 06/14/17 13:52 5 pgs
Fees:27.00 Taxes:0.00
20170614-0059791

THIS INSTRUMENT PREPARED BY: Jeffrey Mobley, atty. Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Marie Hope Brownsey Kirkland, Affiant Subscribed and sworn to before me, this 9th day of June, 2017. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Edwin Gilbert Kirkland and/or Marie Hope Brownsey Kirkland, Trustees 700 12th Avenue South, Unit 501 Nashville, Tennessee 37203	SAME	Davidson County 072 16 0 196.00 105 09 0 367.00 Williamson County 053C D 00100 C 165

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Marie Hope Brownsey Kirkland,

hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Edwin Gilbert Kirkland and/or Marie Hope Brownsey Kirkland, Trustees of The Marie & Edwin Kirkland Living Trust, established by the Revocable Trust Agreement of Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland dated June 9, 2017**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9th day of June, 2017.

Marie Hope Brownsey Kirkland

Marie Hope Brownsey Kirkland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie Hope Brownsey Kirkland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2017.

JEFFREY KOBEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 5, 2019

My Commission Expires: _____

Notary Public

202004200040808

EXHIBIT A

Legal Descriptions

(Marie Hope Brownsey Kirkland and Marie B. Kirkland are one and the same person.)

Davidson County
072 16 0 196.00 – 1509-A Wayne Drive, Nashville, Tennessee 37206

Land in Davidson County, Tennessee, being Lot 52, as shown on the map entitled Porter Heights, Part II, of record in Plat Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marie B. Kirkland by deed from George H. Cate, Jr., Conservator for Angelo V. Varallo, of record as Instrument No. 20060809-0098256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. Matters shown on the Plan of record in Book 1424, page 79, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4088, page 654, said Register's Office.

This is improved property known as 1509-A Wayne Drive, Nashville, Tennessee 37206.

Davidson County
105 09 0 367.00 – 839 West Argyle Avenue, Nashville, Tennessee 37203

LAND in Davidson County, Tennessee, being part of Lot No. 19 on the Plan of Waverly Place, of record in Book 57, Page 95, said Register's Office, and being known as Lot No. 1 on the unrecorded Plan of Subdivision of a part of Lot No. 19 for D. E. Mallernee, Jr. and wife, described according to a copy of a survey thereof made January 1948, by H. B. Fowlkes, as follows:

BEGINNING at a point in the south margin of Argyle Avenue at the common corner of Lots No. 1 and 2, being 210.7 feet east from the easterly intersection of Elliot Avenue; thence with the line between Lots No. 1 and 2, south 43.8 feet to a corner of Lot No. 3; thence with the line between Lots No. 1 and 3, southwesterly 60 feet to the original lot line between Lots Nos. 18 and 19 of Waverly Place; thence with the said line northeasterly 100 feet to the westerly margin of an alley; thence with the margin of said alley, northwesterly 26 feet to the margin of Argyle Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to Marie B. Kirkland by deed from Jeffrey L. Hale, of record as Instrument No. 20051220-0152246, Register's Office for Davidson County, Tennessee.

This is improved property known as 839 West Argyle Avenue, Nashville, Tennessee 37203.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

