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

Karen Johnson Davidson County
Batch# 389686 AFFIDAVIT
04/22/2020 11:51:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200422-0042261

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 July 12, 2017, from John Rami Mishu and wife, Dina Hanna Mishu, as grantors, to John Rami Mishu and/or Dina Hanna Mishu, Trustees of the Rami & Dina Mishu Living Trust, established by the Revocable Trust Agreement of John Rami Mishu and Dina Hanna Mishu dated July 7, 2017, as grantees, of record as Instrument No. 20170712-0069914, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

The Parcel known as 51 Old Club Court, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 104 14 0H, parcel 067.00, contains an incorrect description of said parcel.

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

51 Old Club Court Nashville Map & Parcel 104 14 0H 067.00

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Whitworth, Phase 3, Section 3, of record in Book 7900, pages 870-872, amended in Book 9582, page 842, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Rami Mishu and wife, Dina H. Mishu by deed from Samuel K. Crocker and wife, Katherine S. Crocker, of in Book 10266, page 982, Register's Office for Davidson County, Tennessee.

Dina H. Mishu and Dina Hanna Mishu are one and the same person.

This conveyance is subject to current year's State and County taxes, which have been assumed by the Grantees; all matters as shown on the plan of record in Book 7099, pages 870-872, as amended in Book 9582, page 842; restrictive covenants as set out in Book 9567, page 185, Book 9567, page 301 and Book 8582, page 872, said Register's Office; assessment for owners association dues, if any; rights of others in and to the common areas; and any and all easements located on or across the property.

This is improved property known as 51 Old Club Court, Nashville, Tennessee 37215.

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

51 Old Club Court Nashville Map & Parcel 104 14 0H 067.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 1 on the Final Plat of Resubdivision of Lots 3 and 4 of Whitworth Subdivision Phase 3, Section 3, as of record in Plat Book 9700, page 642, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Rami Mishu and wife, Dina H. Mishu by deed from Samuel K. Crocker and wife, Katherine S. Crocker, of in Book 10266, page 982, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to John Rami Mishu and wife, Dina H. Mishu by deed from Clements-Bartosh Interests, L.L.C., of record in Book 10266, page 987, Register's Office for Davidson County, Tennessee.

Dina H. Mishu and Dina Hanna Mishu are one and the same person.

This conveyance is subject to current year's State and County taxes, which have been assumed by the Grantees; all matters as shown on the plat of record in Book 9700, page 642; restrictive covenants as set out in Book 9567, page 185, Book 9567, page 301 and Book 8582, page 872, said Register's Office; assessment for owners association dues, if any; rights of others in and to the common areas; and any and all easements located on or across the property.

This is improved property known as 51 Old Club Court, Nashville, Tennessee 37215.

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 20TH 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:T20170059414 DEEDQC
Recvd: 07/12/17 08:56 3 pgs
Fees:17.00 Taxes:0.00

20170712-0069914

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--. John Rami Mishu, Trustee, Affiant Subscribed and sworn to before me, this 7th day of July, 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:
John Rami Mishu and/or Dina Hanna Mishu, Trustees 51 Old Club Court Nashville, Tennessee 37215	SAME	104 14 0H 067.00

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, John Rami Mishu and wife, Dina Hanna Mishu, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **John Rami Mishu and/or Dina Hanna Mishu, Trustees of the Rami & Dina Mishu Living Trust, established by the Revocable Trust Agreement of John Rami Mishu and Dina Hanna Mishu dated July 7, 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.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 7th day of July, 2017.

John Rami Mishu

Dina Hanna Mishu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Rami Mishu and Dina Hanna Mishu, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of July, 2017.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Whitworth, Phase 3, Section 3, of record in Book 7900, pages 870-872, amended in Book 9582, page 842, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

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Dina H. Mishu and Dina Hanna Mishu are one and the same person.

This conveyance is subject to current year's State and County taxes, which have been assumed by the Grantees; all matters as shown on the plan of record in Book 7099, pages 870-872, as amended in Book 9582, page 842; restrictive covenants as set out in Book 9567, page 185, Book 9567, page 301 and Book 8582, page 872, said Register's Office; assessment for owners association dues, if any; rights of others in and to the common areas; and any and all easements located on or across the property.

This is improved property known as 51 Old Club Court, Nashville, Tennessee 37215.

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)

