Karen Johnson Davidson County
Batch# 394585 AFFIDAVIT
05/01/2020 03:14:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200501-0045958

**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 January 31, 2020, from William Raymond Healy III, as grantor, to Andrew Carothers Healy, Trustee of the 848 W Youngs Lane Trust dated January 30, 2020, as grantee, of record as Instrument No. 20200131-0011644, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction:**

The Parcel known as 848 Youngs Lane, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 070 08 0, parcel 246.00, contains an incorrect description of said parcel.

**The correct property description that should be included in the aforesaid deed for the parcel known as 848 Youngs Lane, Nashville, Davidson County, Tennessee, is as follows:**

**848 Youngs Lane Nashville** **Map & Parcel** **070 08 0 246.00**

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

Lot No. 2 on the Resubdivision of Part of Lots 31 and 32 of the Map of Part of the Free Silver Plan, Section One, as of record in Plat Book 6050, page 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Healy III and Andrew C. Healy, as equal tenants in common, by deed from William R. Healy III and Andrew C. Healy, Co-Executors of the Estate of William R. Healy, Jr., of record as Instrument No. 20191218-0130686, and further corrected by Scrivener's Affidavit of Correction of record as Instrument No. 20200420-0040817, Register's Office for Davidson County, Tennessee.

William Raymond Healy III and William R. Healy III are one and the same person.

This is improved property known as 848 Youngs Lane, Nashville, Tennessee 37207.

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

Karen Johnson Davidson County
Batch# 351551 DEEDQC
01/31/2020 11:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200131-0011644

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of January, 2020.<br><br>Notary Public<br><br>My Commission Expires: |

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Andrew Carothers Healy, Trustee, et al.<br>4315 Iroquois Avenue<br>Nashville, Tennessee 37205 | SAME | 070 08 0 246.00 |

## 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, **William Raymond Healy III,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to an irrevocable trust established by the Grantor, 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 **Andrew Carothers Healy, Trustee of the 848 W Youngs Lane Trust dated January 30, 2020,** and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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** my hand this 30th day of January, 2020.

**William Raymond Healy III**

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 William Raymond Healy III, 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 30th day of January, 2020.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

## EXHIBIT A

## Legal Description

Tract No.2:
Land in the 12th Civil District of Davidson County, Tennessee, being a part of Lot 31 on the Map of Free Silver Plan as of record in Book 332, page 46, Register's Office for Davidson County, Tennessee, fronting 19 feet on the southerly side of Young's Lane and running back between parallel lines 183.9 feet, measuring 19 feet on the rear and more particularly described as follows: beginning at a point in the southerly margin of Young's Lane at the northeast corner of a .27 acre tract, conveyed to Myrtle Wallace Smith to her son, John William Wallace, and his wife, Dorothy Wallace, by deed of record in Book 3096, page 397, Register's Office for Davidson County, Tennessee; thence with his easterly line, South 1 deg. E 183.9 feet to an iron pin; thence South 89 deg. 10 min. East 19 feet to a point; thence North 1 deg. W 183.9 feet to the southerly margin of said Young's Lane; thence North 89 deg. 10 min. W 19 feet to the point of beginning containing 8/100 of an acre.

Being the same property conveyed to William R. Healy, Jr., consisting of a 51% undivided tenant-in- common interest, and John Colmore, consisting of a 49% undivided tenant-in-common interest, by deed from Cumberland Overlook, LLC, of record as Instrument No. 20081230-0123342, Register's Office for Davidson County, Tennessee.

William R. Healy, Jr. died on October 8, 2019 and devised the subject property to William R. Healy, III and Andrew C. Healy, in equal shares, by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on October 31, 2019 under Docket No. 1896.

Also being the same property conveyed to William R. Healy III and Andrew C. Healy, as equal tenants in common, by deed from William R. Healy III and Andrew C. Healy, Co-Executors of the Estate of William R. Healy, Jr., of record as Instrument No. 20191218-0130686, Register's Office for Davidson County, Tennessee.

William Raymond Healy III and William R. Healy III are one and the same person.

This is improved property known as 848 Youngs Lane, Nashville, Tennessee 37027.

## 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**

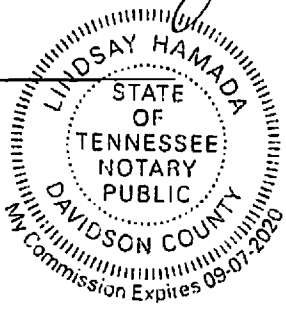
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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)



## 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)

