Karen Johnson Davidson County
Batch# 435564 AFFIDAVIT
07/10/2020 02:54:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200710-0075710

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 May 22, 2020, from William Kenneth Wade, as grantor, to Kevin Montgomery, Trustee of the 524 Eastboro Dr. Trust, dated May 14, 2020, as grantee, of record as Instrument No. 20200522-0053640, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

The Parcels known as 524 Eastboro Drive, Units A & B, Nashville, Davidson County, Tennessee, which are listed as Davidson County tax map 091 13 2H, parcel 001.00, and Davidson County tax map 091 13 2H, parcel 002.00, formerly listed collectively as Davidson County tax map 091 13 0, parcel 356.00, contain an incorrect description of said parcels.

The correct property description that should be included in the aforesaid deed for the parcels known as 524 Eastboro Drive, Units A & B, Nashville, Davidson County, Tennessee, is as follows:

524 Eastboro Drive, Unit A Nashville **Map & Parcel 091 13 2H 001.00**
524 Eastboro Drive, Unit AB Nashville **Map & Parcel 091 13 2H 002.00**

Land in Davidson County, Tennessee, being Units A & B of Homes at 524 Eastboro, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 524 Eastboro, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190514-0045250, Register's Office for said County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 524 Eastboro, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190514-0045250, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company, by deed from Manuelito Arnold aka Manuelito M. Arnold, unmarried, of record as Instrument No. 20190819-0082602, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William Kenneth Wade by deed from City Limits Construction, LLC, a Tennessee limited liability company, of record as Instrument No. 20200519-0051957, and further corrected in Scrivener's Affidavit of Correction of record as Instrument No. 20200709-0074718, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) current year's State and County taxes, which have been assumed by the Grantee; (b) all matters appearing on the plan of record in Instrument No. 20190514-0045250, Register's Office for Davidson County, Tennessee; and (c) Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20190514-0045250, Register's Office for Davidson County, Tennessee.

This is improved property known as 524 Eastboro Drive, Units A & B, Nashville, Tennessee 37206.

3. Further, affiant saith not.

Jeffrey Mobley

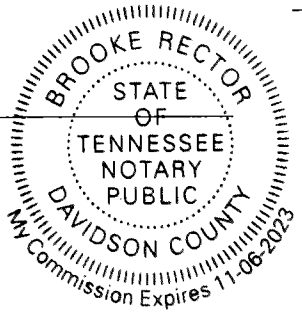
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 10th day of July, 2020.

Brooke Rector
Notary Public

My Commission Expires: _____



Karen Johnson Davidson County
Batch# 405408 DEEDQC
05/22/2020 03:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200522-0053640

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--. Affiant Subscribed and sworn to before me, this 14th day of May, 2020. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kevin Montgomery, Trustee P.O. Box 40466 Nashville, Tennessee 37204	SAME	091 13 0 356.00

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 Kenneth Wade,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, 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 **Kevin Montgomery, Trustee of the 524 Eastboro**

Dr. Trust, dated May 14, 2020, and his successors and assigns, with full power to sell or encumber the property without the consent of any beneficiary.

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 14th day of May, 2020.

William Kenneth Wade

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 Kenneth Wade, 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 14th day of May, 2020.

My Commission Expires:



Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of E.T. Brown Trustee's Subdivision of record in Plat Book 332, Page 126, 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 the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company, by deed from Robin Foster, unmarried, of record as Instrument No. 20190429-0038990, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William Kenneth Wade by deed from City Limits Construction, LLC, a Tennessee limited liability company, of record as Instrument No. 20200519-0051957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable, which has been assumed by Grantee.

The address of the herein described property is believed to be 524 Eastboro Drive, Nashville, Tennessee 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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)

