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# 435573 AFFIDAVIT
07/10/2020 03:00:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200710-0075722

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 26, 2020, from William Kenneth Wade, as grantor, to Kevin Montgomery, Trustee of the 5601 Ohio Ave. Trust, dated May 14, 2020, as grantee, of record as Instrument No. 20200526-0054193, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

The Parcel known as 5601 Ohio Avenue, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 091 02 0, parcel 248.00, contains an incorrect description of said parcel.

The correct property description that should be included in the aforesaid deed for the parcel known as 5601 Ohio Avenue, Nashville, Davidson County, Tennessee, is as follows:

5601 Ohio Avenue Nashville **Map & Parcel 091 02 0 248.00**

Land in Davidson County, Tennessee, being Lots 1502 and 1504, Block I, as shown on West Nashville Plan No. 2, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the southwest corner of 15th St. (now known as 56th Ave North) and Virginia Avenue (now known as Ohio Avenue) and running westwardly 60 feet along the southerly margin of said Virginia Avenue; thence at right angles southwardly 150 feet to an alley; thence eastwardly along the northern margin of said alley, seventeen feet and 6 inches to a point; thence East on straight line forty two feet and six inches to the western margin of Fifteenth Street, now 56th Avenue North thence north one hundred fifty feet to the beginning.

Being the same property conveyed to Lone Oak, LLC, a Tennessee limited liability company by Warranty deed from Isaac E. Tanksley, Jr., dated December 5, 2015, filed of record on December 17, 2015, in Instrument No. 20151217-0127078, Register's Office for Davidson County, Tennessee. This being the same legal description as shown in Instrument No. 20151217-0127078. *See* Scrivener's Affidavit of record as Instrument No. 20180518-0047810, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Wade Properties, LLC, a Tennessee limited liability company, by deed from Lone Oak, LLC, a Tennessee limited liability company of record as Instrument No. 20170206-0012042, Register's Office for Davidson County, Tennessee. *See* Scrivener's Affidavit of record as Instrument No. 20180518-0047810, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William Kenneth Wade by deed from Wade Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20200519-0052183, and further corrected by Scrivener's Affidavit of Correction of record as Instrument No. 20200709-0074710, Register's Office for Davidson County, Tennessee.

This is improved property known as 5601 Ohio Avenue, Nashville, Tennessee 37209.

3. Further, affiant saith not.

Jeffrey Mobley

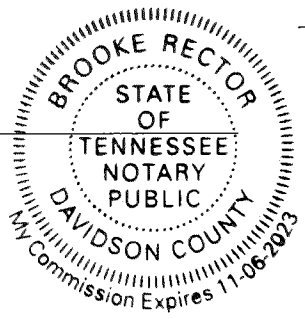
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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# 405868 DEEDQC
05/26/2020 03:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200526-0054193

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:

ALICIA M. BOHANNON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Commission Expires 11-08-2020

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kevin Montgomery, Trustee P.O. Box 40466 Nashville, Tennessee 37204	SAME	091 02 0 248.00

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 5601 Ohio Ave.**

202005260054193

202007100075722

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:

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Block "I" as said Block is shown on Plan No. 2 of West Nashville of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the southwest corner of 15th St. (now known as 56th Ave North) and Virginia Avenue (now known as Ohio Avenue) and running westwardly 60 feet along the southerly margin of said Virginia Avenue; thence at right angles southwardly 150 feet to an alley; thence eastwardly along the northern margin of said alley, seventeen feet and 6 inches to a point; thence East on straight line forty two feet and six inches to the western margin of Fifteenth Street, now 56th Avenue North thence north one hundred fifty feet to the beginning.

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Also being the same property conveyed to Wade Properties, LLC, a Tennessee limited liability company, by deed from Lone Oak, LLC, a Tennessee limited liability company of record as Instrument No. 20170206-0012042, Register's Office for Davidson County, Tennessee. *See* Scrivener's Affidavit of record as Instrument No. 20180518-0047810, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William Kenneth Wade by deed from Wade Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20200519-0052183, Register's Office for Davidson County, Tennessee.

This is improved property known as 5601 Ohio Avenue, Nashville, Tennessee 37209.

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)

