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# 435574 AFFIDAVIT
07/10/2020 03:01:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200710-0075723

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 3501 Elm Hill Pk. Trust, dated May 14, 2020, as grantee, of record as Instrument No. 20200526-0054181, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

The Parcel known as 3501 Elm Hill Pike, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 108 08 0, parcel 053.00, contains an incorrect description of said parcel.

The correct property description that should be included in the aforesaid deed for the parcel known as 3501 Elm Hill Pike, Nashville, Davidson County, Tennessee, is as follows:

3501 Elm Hill Pike Nashville **Map & Parcel 108 08 0 053.00**

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

Being Lot No. 210, on the Plan of the Resubdivision of Lots 209 & 210 of Larchwood, Section Two, as shown by plat of record in Plat Book 5190, Page 612, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wade Properties, LLC a Tennessee limited liability company, by deed from William Kenneth Wade and Kimberly Carol Wade, of record as Instrument No. 20141027-0098696, 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.20200519-0052187, and further corrected by Scrivener's Affidavit of Correction of record as Instrument No. 20200709-0074701, Register's Office for Davidson County, Tennessee.

This is improved property known as 3501 Elm Hill Pike, Nashville, Tennessee 37214.

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: BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Karen Johnson Davidson County
Batch# 405857 DEEDQC
05/26/2020 03:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200526-0054181

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
STATE OF TENNESSEE
NOTARY PUBLIC
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	108 08 0 053.00

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 3501 Elm Hill**

Pk. 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.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 210, on the Plan of the resubdivision of Lots 209 and 210, Section Two, as shown by plat of record in Plat Book 5190, Page 612, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wade Properties, LLC a Tennessee limited liability company, by deed from William Kenneth Wade and Kimberly Carol Wade, of record as Instrument No. 20141027-0098696, 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.20200519-0052187, Register's Office for Davidson County, Tennessee.

This is improved property known as 3501 Elm Hill Pike, Nashville, Tennessee 37214.

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)

