**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# 435576 AFFIDAVIT
07/10/2020 03:00:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200710-0075725

# 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 1604 Cahal Ave. Trust, dated May 14, 2020, as grantee, of record as Instrument No. 20200526-0053703, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

The Parcel known as 1604 Cahal Avenue, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 072 14 0, parcel 283.00, contains an incorrect description of said parcel.

**The correct property description that should be included in the aforesaid deed for the parcel known as 1604 Cahal Avenue, Nashville, Davidson County, Tennessee, is as follows:**

**1604 Cahal Avenue Nashville** **Map & Parcel 072 14 0 283.00**

Land in Davidson County, Tennessee, being Units 1, 2, and 3 of Homes at 1604 and 1606 Cahal, 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 1604 and 1606 Cahal, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200129-0010522, 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 1604 and 1606 Cahal, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200129-0010522, 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. 20200519-0051988, and further corrected by Scrivener's Affidavit of Correction of record as Instrument No. 20200709-0074716, 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. 20200129-0010522, Register's Office for Davidson County, Tennessee; and (c) Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20200129-0010522, Register's Office for Davidson County, Tennessee.

This is improved property known as 1604 Cahal Avenue, Nashville, Tennessee 37206.

3. Further, affiant saith not.

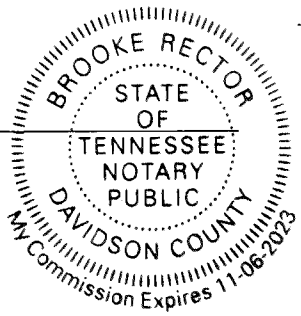
**Jeffrey Mobley**

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# 405462 DEEDQC
05/26/2020 08:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200526-0053703

| | |
|---|---|
| **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 14th day of May, 2020.<br><br>Notary Public<br><br>My Commission Expires: |

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2022

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Kevin Montgomery, Trustee<br>P.O. Box 40466<br>Nashville, Tennessee 37204 | SAME | 072 14 0 283.00 |

## 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 1604 Cahal**

**Ave. 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.

ALICE 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 in Davidson County, Tennessee, being Lot Nos. 7 & 8 on the Map of the resubdivision of M.T. Stratton's unregistered Plan of Subdivision of Part of the Cahal Lands, of record in Book 421, Page 50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Note that the name of the subdivision was misspelled in prior deeds. The Map of the resubdivision of MP Stratton's unregistered Plan of Subdivision of Part of the Cahal Lands is the same as The Map of the resubdivision of M.T. Stratton's unregistered Plan of Subdivision of Part of the Cahal Lands.

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. 20200519-0051988, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 421, Page 50, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4084, Page 577, said Register's Office. (3) Articles of Organization, LLC for City Limits Construction, LLC, of record in Instrument No. 20130621-0063682, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property known as 1604 Cahal Avenue, Nashville, Tennessee 37206.

## 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)

