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Karen Johnson Davidson County
Batch# 449118 **AFFIDAVIT**
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Fees: $12.00 Taxes: $0.00
20200803-0085592

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215
File No. 200526873

AFFIDAVIT OF KATE ROSENTHAL, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on May 22ed, 2020, Kate Rosenthal, Attorney, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she notarized a Warranty Deed transferring property located at 1813 Stratford Avenue, Nashville, TN 37216, from Joseph Spicer and Juanita Spicer, husband and wife, to Brian Litwin and Casey Brosten.

WHEREAS, on May 27th, 2020, Kate Rosenthal, Attorney, sent for recording said Warranty Deed but misstated the new vesting. Said vesting listed the buyers' name as "Brian Litwin and Casey Brosten, husband and wife", when in fact it should read:

"Brian Litwin, unmarried, and Casey Brosten, unmarried, as joint tenants with rights of survivorship."

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20200527-0054570, by scrivener's error, and Kate Rosenthal, Attorney, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Kate Rosenthal, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Kate Rosenthal, Attorney, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 31st day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024