Karen Johnson Davidson County
Batch# 528752 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20201210-0144491

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard
Suite 130
Nashville, TN 37215
File No. 200930061

**AFFIDAVIT OF KATE ROSENTHAL, ATTORNEY AT LAW**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on October 6, 2020, Kate Rosenthal, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she prepared a Warranty Deed transferring property located at 1513 16th Avenue South, Nashville, Tennessee 37212 from Groveland Investment Group, a Tennessee general partnership to Infill Development Partners, LLC., a Tennessee limited liablity company.

WHEREAS, on November 16, 2020, Kate Rosenthal, Attorney at Law, sent for recording said Warranty Deed but included a tax parcel ID number not associated with this conveyance. The tax parcel ID should have read:

**Tax Parcel ID No. 104-08-0-327.00**

WHEREAS, on November 16, 2020, Kate Rosenthal, Attorney at Law, sent for recording said Warranty Deed but included an incorrect mailing address for the new owner. It should have read:

**Address of New Owner: 1513 16th Avenue South, Nashville, TN 37212**

WHEREAS, on November 16, 2020, Kate Rosenthal, Attorney at Law, sent for recording said Warranty Deed but mistakenly included the legal description of 2 properties that Infill Development Partners, LLC already owned. The properties were described as "Property 2" and "Property 3." The legal description of the only parcel conveyed should have read:

**Lot 2, Re-Subdivision of Part of Lots #47 & #54 on the Plan of O. B. Hayes Rokeby Addition, of record in Plat Book at Instrument No. 20201006-0115875 in the Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed to Groveland Investment Group, a Tennessee general partnership by Special Warranty Deed from Dismas, Inc., a Tennessee nonprofit corporation, recorded on the 2nd day of June, 2017 in Instrument No. 20170602-0055406, in the Register's Office of Davidson County, Tennessee.**

**This is improved property located at 1513 16th Avenue South, Nashville TN 37212**

WHEREAS, on November 16, 2020, Kate Rosenthal, Attorney at Law, sent for recording said Warranty Deed but misstated the date the Grantor executed the Warranty Deed. It should have read:

**IN WITNESS WHEREOF, Grantor has executed this instrument this 6th day of October, 2020.**

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20201116-0134894, by scrivener's error, and Kate Rosenthal, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Kate Rosenthal, Attorney at Law

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 at Law, 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 9th day of December, 2020.

NOTARY PUBLIC

My Commission Expires:

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