Karen Johnson Davidson County
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Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard
Suite 130
Nashville, TN 37215
File No. 170411394

AFFIDAVIT OF KATE ROSENTHAL, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on April 27, 2017, 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 404 Avondale Drive, Nashville, TN 37206 from Paul Devere Wright II and Stephanie Wright, husband and wife, to Nicole A. Bluhm, an unmarried woman.

WHEREAS, on May 2, 2017, Kate Rosenthal, Attorney at Law, sent for recording said Warranty Deed but omitted part of the legal description of the property. The legal description should have read:

Land in Davidson County, Tennessee, being Lot(s) 133, as shown on the map entitled McEwen Place, of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 133 and part of Lot No. 134 adjoin and front together 40 feet on the westerly side of Ivis avenue, now Avondale Drive, and run back between parallel lines 128 feet to an alley.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20170502-0042954, 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 affiant, 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 4th day of October, 2021.

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

NOTARY PUBLIC
My Commission Expires:_____