Karen Johnson Davidson County
Batch# 743522 AFFIDAVIT
10/26/2021 10:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211026-0143687

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

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 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 February 5, 2020, from Eugene Harris Nelson, as Grantor, to James Withers and Erica Scherle, Trustees of the 614 41st Ave. Trust, dated February 4, 2020, as Grantees, of record as Instrument No. 20200205-0013340, Register's Office for Davidson County, Tennessee.

2. The deed contains one typographical error which needs correction. The deed did not indicate the proper mailing address. The mailing address for the new owner should be corrected to read as follows:

> *James Withers and*
> *Erica Scherle, Trustees*
> *3701 Meadowbrook Avenue*
> *Nashville, Tennessee 37205*

3. Further, affiant saith not.

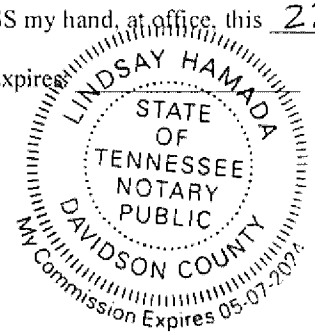
Jeffrey Mobley

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 22ND day of October, 2021.

My Commission Expires:



Lindsay Hamada
Notary Public

Karen Johnson Davidson County
Batch# 353551 DEEDQC
02/05/2020 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200205-0013340

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 4th day of February, 2020.

Notary Public

My Commission Expires: 11/6/23

ALEXANDER JAMES STARR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
James Withers and Erica Scherle, Trustees 3701 Meadowbrook Avenue Nashville, Tennessee 37204	SAME	091 12 0 231.00

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, **Eugene Harris Nelson**, 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

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hereto and incorporated herein by reference to **James Withers and Erica Scherle, Trustees of the 614 41st Ave. Trust**, dated February 4, 2020, and their successors and assigns.

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 4th day of February, 2020.

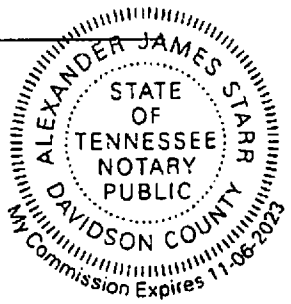
Eugene Harris Nelson

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 Eugene Harris Nelson, 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 4th day of February, 2020.

My Commission Expires: _____



Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 8 on the unrecorded map showing Harwell's Subdivision of parts of certain lots of the Clifton Plan, of record in Book 21, page 35, R.O.D.C Tenn. the land being part of Lot No. 7 of said Clifton Plan, and described as follows; Beginning at a point in the easterly margin of 41st Avenue North, formerly Bass Street, 350 feet north of Correy Street, thence northerly along the easterly margin of 41st Avenue, North, 50 feet to a point; thence easterly 200 feet to a point, thence southerly 50 feet, thence westerly 200 feet to a point of beginning, and being the same property conveyed to the undersigned Leon Gilbert by deed from Elkin Garfinkle, Trustee, of record in Book 3223, page 447, R.O.D.C Tenn., to which reference in here made.

Being the same property conveyed to Eugene Nelson by deed from NationsCredit Financial Services Corporation, of record as Instrument No. 20130221-0017452, Register's Office for Davidson County, Tennessee.

Eugene Harris Nelson and Eugene Nelson are one and the same person.

This conveyance is subject to:

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. Taxes and fees and assessments, if any, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
5. Any conditions that would be revealed by a physical inspection and survey of the Property; and
6. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.

This is improved property known as 614 41st Avenue North, Nashville, Tennessee 37209.

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CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 22, 2021.

10/22/2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22ND day of October, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

