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# 743522 AFFIDAVIT
10/26/2021 10:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211026-0143708

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 two errors that need 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 5209 Pennsylvania Ave. Trust, dated February 4, 2020, as Grantees, of record as Instrument No. 20200205-0013401, Register's Office for Davidson County, Tennessee.

2. The deed contains two typographical errors which needs correction.

First, 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*

Second, the deed did not indicate the proper property address in the legal description. The property address in the legal description should be corrected to read as follows:

> *5209 Pennsylvania Avenue, Nashville, Tennessee 37209*

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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

Karen Johnson Davidson County
Batch# 353602 DEEDQC
02/05/2020 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200205-0013401

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 S--NONE--.

Affiant

Subscribed and sworn to before me, this 4th day of February, 2020.

Notary Public

My Commission Expires:

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 07 0 018.00

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

hereto and incorporated herein by reference to **James Withers and Erica Scherle, Trustees of the 5209 Pennsylvania 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: ALEXANDER JAMES STARR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1114 and 1116, of Block 33 in Plan No. 2 West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 1114 and 1116 front together 50 feet on the southerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eugene Nelson by deed from Anthony Hatchell, unmarried, and Tara Hatchell, unmarried, of record as Instrument No. 20120821-0075193, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's and subsequent year's taxes, which have been assumed by Grantee.

This is improved property known as 5209 Pennsylvania Avenue, Nashville, Tennessee 37204.

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.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

