Karen Johnson Davidson County
Batch# 794342 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20220124-0008566

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard
Suite 130
Nashville, TN 37215
File No. 210837103

**AFFIDAVIT OF ABIGAIL WOODARD, NOTARY PUBLIC**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on December 30, 2021, Abigail Woodard, Notary Public, 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 65 Lindsley Avenue Unit 314, Nashville, TN 37210 from Muse Nashville, LLC, a Tennessee Limited Liability Company to Miguel Fernando Esparza, an unmarried man.

WHEREAS, on December 30, 2021, Abigail Woodard, Notary Public, sent for recording said Warranty Deed but failed to include the name and capacity of Jonathan Harris in the notary acknowledgment. It should have read:

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**Before me, the undersigned, of the State and County aforesaid, personally appeared Jonathan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Muse Nashville, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.**

**Witness my hand, at office, this 30th day of December, 2021.**

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

**Notary Public**

**My Commission Expires:** _____

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20220103-0000500, by scrivener's error, and Abigail Woodard, Notary Public, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Abigail Woodard, Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named affiant, Abigail Woodard, Notary Public, 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 21st day of January, 2022.

NOTARY PUBLIC

My Commission Expires:_____

