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. 210132360

AFFIDAVIT OF KATE ROSENTHAL, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on January 11th, 2021, Kate Rosenthal, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she prepared and notarized a Warranty Deed transferring property located at 917 Woodmont Boulevard, Nashville, TN 37204 from Nikkin Construction, LLC, a Tennessee Limited Liability Company to C&J Builders, LLC.

WHEREAS, on January 11th, 2021, Kate Rosenthal, Attorney at Law, sent for recording said Warranty Deed but the legal description was incorrect. The legal description should have read:

Land in Davidson County, Tennessee, being Units A and B on the plan of Homes at 917 Woodmont and 3503 General Bate, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of Homes at 917 Woodmont and 3503 General Bate, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201110-0132068, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20210122-0009473, 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 11th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 5/7/24

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