Karen Johnson Davidson County
Batch# 813934 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20220302-0023811

This Instrument was prepared by:
NOTESTINE LAW FIRM/
BELLE MEADE TITLE and ESCROW
Robert J. Notestine III, Attorney
109 Kenner Avenue, Suite 201
Nashville, TN 37205

File: Warranty Deed
2719 Nodyne Drive
Nashville, TN 37214

SCRIVENER'S AFFIDAVIT

I, Robert J. Notestine III, begin first duly sworn make oath as follows:

I prepared the Warranty Deed from Elfriede Muggler, Trustee for E. Muggler Revocable Living Trust dated October 7, 2010 to Veronica Alicia Ramos Robles and husband Javier Gonzales Montes de Oca, as joint tenants with rights of survivorship, on October 6, 2021. The said instrument was recorded on October 11, 2021, in Instrument Number 20211011-0136685, Register's Office for Davidson County, Tennessee.

The original recorded Warranty Deed contained the incorrect legal description due to a scrivener's error as: Tract No. I: Land in Davidson County, Tennessee, being Lot 5 on the Final Plat, Woodwind Subdivision, Section 1, of record in Book 6900, page 213, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

NOW for the purpose of correcting said error on the Warranty Deed dated October 6, 2021, I hereby acknowledge and affirm that the correct legal description is reflected below:

Being Lot No. 75 on the Plan of Perry Heights as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to E. Muggler Revocable Living Trust dated October 7, 2010 by Elfriede Muggler of record in Reference Number 20101123-0093724 Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 2719 Nodyne Drive, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, the said Robert J. Notestine III has set his signature for the purpose herein described on this 18th day of February, 2022.

Robert J. Notestine III

I, Robert J. Notestine III, make oath that the above Affidavit is true to the best of my knowledge, information and belief.

Robert J. Notestine III

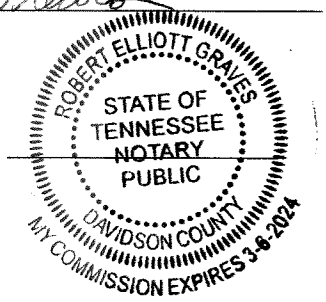
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT J. NOTESTINE III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of February 2022.

Notary Public

My commission expires:



Certificate of Authenticity

I, Robert J. Notestine, do herby 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 2/18/22.

AFFIANT SIGNATURE

2/21/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 21st day of February, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY