Karen Johnson Davidson County
Batch# 819216 AFFIDAVIT
03/10/2022 12:54:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220310-0027887

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 (consisting of an incorrect property description) 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 September 22, 2021, from Jeffrey Mobley, Trustee of the 1800 Primrose Avenue Revocable Trust dated December 16, 2020, as grantor, to Murat N. Ozgener and wife, Arnita Ozgener, as grantees, of record as Instrument No. 20210922-0127662, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

The Parcel known as 1800 Primrose Avenue, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 117 04 0, parcel 327.00, contains an incorrect description of said parcel.

Here is the (incorrect) property description contained in the aforesaid deed:

1800 Primrose Avenue Nashville Map & Parcel 117 04 0 327.00

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at an iron pin in the Northerly margin of Primrose Avenue at the Southeast corner of the tract that was conveyed to James E. Adams by deed from James T. Patterson and wife, in Book 2877, Page 316, said Register's Office, being the corner of Lots 57 and 58; thence with the line between said lots, Northeasterly 91.4 feet to a point; continuing with Adams' line, leaving the line between Lots 57 and 58, Northeasterly 71 feet to a point in the Southerly margin of an alley 22 feet East of the corner of Lots 57 and 58; thence with the margin of said alley; Southeasterly 58 feet to the Westerly margin of Brightwood Avenue; thence with the margin of same, Southwesterly 144.8 feet to the beginning of a curve; thence around said curve, Southwesterly having a radius of 20 feet, to a point in the Northerly margin of Primrose Avenue; thence with the margin of same, Northwesterly 23.4 feet to the beginning.

Here is the corrected, complete property description that should be included in the deed described in Paragraph 1. hereinabove.

1800 Primrose Avenue Nashville Map & Parcel 117 04 0 327.00

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

Lot No. 2 on the Plan of Belmont Terrace Resubdivision of Lots 57 and 58, as of record in Plat Book as Instrument No. 20210622-0084019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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 2nd day of March, 2022.

Brooke Rector
Notary Public

My Commission Expires:

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Karen Johnson Davidson County
Batch# 722017 DEEDQC
09/22/2021 03:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210922-0127662

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 14th day of September, 2021.

Brooke Rector
Notary Public
My Commission Expires: _____

BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Murat N. Ozgener and Arnita Ozgener 1800 Primrose Avenue Nashville, Tennessee 37212	SAME 1800 Primrose Ave Nashville, TN 37212	11704032700

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, **Jeffrey Mobley, Trustee of the 1800 Primrose Avenue Revocable Trust dated December 16, 2020,** hereinafter called the Grantor, 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 **Murat N. Ozgener and wife, Arnita Ozgener.**

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 on this 14th day of September, 2021.

1800 PRIMROSE AVENUE REVOCABLE TRUST

By: _____
Jeffrey Mobley, Trustee

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 Jeffrey Mobley, Trustee of the 1800 Primrose Avenue Revocable Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of September, 2021.

My Commission Expires: _____

Brooke Rector
Notary Public

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

202109220127662
202203100027887

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at an iron pin in the Northerly margin of Primrose Avenue at the Southeast corner of the tract that was conveyed to James E. Adams by deed from James T. Patterson and wife, in Book 2877, Page 316, said Register's Office, being the corner of Lots 57 and 58; thence with the line between said lots, Northeasterly 91.4 feet to a point; continuing with Adams' line, leaving the line between Lots 57 and 58, Northeasterly 71 feet to a point in the Southerly margin of an alley 22 feet East of the corner of Lots 57 and 58; thence with the margin of said alley; Southeasterly 58 feet to the Westerly margin of Brightwood Avenue; thence with the margin of same, Southwesterly 144.8 feet to the beginning of a curve; thence around said curve, Southwesterly having a radius of 20 feet, to a point in the Northerly margin of Primrose Avenue; thence with the margin of same, Northwesterly 23.4 feet to the beginning.

Being the same property conveyed to Jeffrey Mobley, Trustee of The 1800 Primrose Avenue Revocable Trust, dated December 16, 2020, by virtue of that certain Warranty Deed dated December 16, 2020, and being of record at Instrument No. 20201217-0149587 in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 1800 Primrose Ave. Nashville, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

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 March 2, 2022.

03-02-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of March, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

