Karen Johnson Davidson County
Batch# 898734 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
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This Instrument Prepared
By: Ortale Kelley Law Firm (TAB)
330 Commerce Street, Ste. 110
Nashville, TN 37219

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

I, Todd A. Bricker, after being duly sworn according to law, depose and say:

1. That I prepared and recorded the Warranty Deed from Peter Jerome Osborne and Sidney Osborne, sole heir of Dennis Nolan Osborne to Jerry D. Fray and Margot Fray, husband and wife, dated April 26, 2021, recorded April 27, 2021, of record in Instrument No. 20210427-0056354, Register's Office for Davidson County Tennessee.

2. That I also referenced in the Warranty Deed the Affidavit of Heirship for Dennis Nolan Osborne, executed by David Kennedy, Jr., on April 22, 2021.

3. That on April 27, 2021, the Warranty Deed was submitted for recordation in the Davidson County Register's Office and at the time of recording the Affidavit of Heirship was inadvertently omitted from recording. (said instrument is attached hereto).

4. The purpose of this Affidavit is to record the said Affidavit of Heirship evidencing Sidney Osborne as the heir-at-law of Dennis Nolan Osborne.

Further the deponent saith not.

This the 4th day of August, 2022.

Todd A. Bricker

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 Todd A. Bricker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this the 4th day of August 2022.

April N. Bradley
Notary Public
My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Prepared by:
Todd A. Bricker, Attorney
Ortale Kelley, Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

AFFIDAVIT OF HEIRSHIP
For
DENNIS NOLAN OSBORNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, David Kennedy, Jr., hereinafter referred to as affiant, being duly sworn, and makes oath as follows:

1. The affiant resides at the following address: 5121 Bethany Drive Old Hickory TN 37138
2. The affiant personally knew Dennis Nolan Osborne, now deceased, hereinafter referred to as decedent, and has personal knowledge of the family of the decedent by reason of the following: attended school from 1st through 12th grade with the Decedent's son, Sid Osborne.
3. The decedent, Dennis Nolan Osborne, died on February 29, 2012.
4. The decedent owned property identified as 267 Graylynn Drive, Nashville, TN 37209, Davidson County, Tennessee (Instrument No. 20091106-0102775).
5. That the decedent died without a will.
6. That the decedent was unmarried.
7. That at the time of his death, decedent had one surviving child.
8. That the following persons constituted all of the heirs-at-law of the decedent at his death:

   Name: Sidney Osborne 3015 Oakland Avenue, Nashville, TN 37212

9. This Affidavit of Heirship is freely given pursuant to Section 30-2-712, et seq., Tennessee Code Annotated, to help establish and reflect the heirship with respect to real property.

Dated this 22nd day of April, 2021.

Affiant

Sworn to and subscribed before me
This 22nd day of April, 2021.

Notary Public

My commission expires: 01/06/2025

Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY 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 August 4, 20 22.

Affiant Signature

August 4, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of August, 20 2022.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025