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

Karen Johnson Davidson County
Batch# 907906 AFFIDAVIT
08/25/2022 08:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220825-0095837

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 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 March 30, 2022, from Michael Lee McNally, Sr. and wife, Jean Ann Miller McNally, as Grantors, to Michael Lee McNally, Sr. and/or Jean Ann Miller McNally, Trustees of the Michael & Jean McNally Living Trust, established by the Revocable Trust Agreement of Michael Lee McNally, Sr. and Jean Ann Miller McNally dated February 17, 2022, as Grantees, of record as Instrument No. 20220330-0036724, Register's Office for Davidson County, Tennessee.

2. The deed contains one typographical error which needs correction as follows:

In the first paragraph of the deed the *Michael & Jean McNally Living Trust* should be the *Michael & Jean Ann McNally Living Trust*.

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 24th day of August, 2022.

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary Public

Karen Johnson Davidson County
Batch# 830940 DEEDQC
03/30/2022 09:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220330-0036724

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--.

Michael Lee McNally

Michael Lee McNally, Sr., Trustee, Affiant

Subscribed and sworn to before me this 17th day of February, 2022.

Notary Public

My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-05-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Lee McNally, Sr. and/or Jean Ann Miller McNally, Trustees 135 Abbottsford Nashville, TN 37215	SAME	Map 117-13-B Parcel 6

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, **Michael Lee McNally, Sr. and wife, Jean Ann Miller McNally,** hereinafter called the Grantors, for the purpose of transferring the

202203300036724

202208250095837

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Michael Lee McNally, Sr. and/or Jean Ann Miller McNally, Trustees of the Michael & Jean McNally Living Trust, established by the Revocable Trust Agreement of Michael Lee McNally, Sr. and Jean Ann Miller McNally dated February 17, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

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 our hands this 17th day of February, 2022.

Michael Lee McNally

Michael Lee McNally, Sr.

Jean Ann Miller McNally

Jean Ann Miller McNally

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Lee McNally, Sr. and Jean Ann Miller McNally, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of February, 2022.

My Commission Expires:

JEFFREY M. OAKLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Being a certain building site identified as Lot No. 135, on the Plat of Abbottsford, of record in Plat Book 6250, pages 419 through 421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Lee McNally and wife, Jean Ann McNally, by deed from Stephen L. Neuman and wife, Gail O. Neuman, of record in Instrument No. 20001108-0111152, Register's Office for Davidson County, Tennessee.

Michael Lee McNally, Sr. and Michael Lee McNally are one and the same person. Jean Ann Miller McNally and Jean Ann McNally are one and the same person.

This is improved property known as 135 Abbottsford, Nashville, TN 37215.

202203300036724

20220825009583 7

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 August 24, 2022.

August 24, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of August, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

