Karen Johnson Davidson County
Batch# 908520 AFFIDAVIT
08/26/2022 09:46:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220826-0096394

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard Suite 130
Nashville, TN 37215
File No. 220641681

AFFIDAVIT OF KATE ROSENTHAL, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on July 29, 2022, Kate Rosenthal, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she prepared a Warranty Deed transferring property located at 335 Dunailie Court, Nashville, TN 37217 from Nan Pearl Hensley to Kevin Castillo and Mara O. Rivera, husband and wife.

WHEREAS, the said Warranty Deed omitted the capacity, Nan Pearl Hensley, a Grantor

WHEREAS, the said Warranty Deed omitted the names of John Russell Pearl's heirs at law. The Grantors names should have read:

Nan Pearl Hensley, individually and as Executrix of the Estate of Carolyn M Pearl and Megan Pearl, Erin Pearl and Mitchell Pearl, as the only heirs at-law of John Russell Pearl

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20220801-0087035, by scrivener's error, and Kate Rosenthal, Attorney at Law, by this sworn affidavit and the attached Exhibit "A" 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 25th day of August, 2022.

NOTARY PUBLIC
My Commission Expires: 5/7/24

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

Exhibit "A"

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641681**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. _____ Affiant Subscribed and sworn to before me, this 29th day of July, 2022. _____ Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Castillo and Mara O. Rivera 335 Dunailie Court Nashville TN 37217	New Owner	Tax Parcel ID No. 120-06-0-041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nan Pearl Hensley, individually and as Executrix of the Estate of Carolyn M Pearl and Megan Pearl, Erin Pearl, Mitchell Pearl, as the only heirs at-law of John Russell Pearl** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Castillo and Mara O. Rivera, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5D16, as shown on the map entitled Glengarry Park Section 5-D, of record in Plat Book 3600, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN C. PEARL, JR. and wife, CAROLYN M. PEARL, by deed from ATLAS CONSTRUCTION COMPANY, of record in Book 3809, page 384, dated September 3, 1964, said Register's Office.

JOHN C. PEARL, JR. died on or about January 26, 2021, leaving CAROLYN M. PEARL as the surviving tenant by the entirety.

CAROLYN M. PEARL A/K/A CAROLYN MITCHELL PEARL died testate on or about May 19, 2022, devising said property to NAN PEARL HENSLEY AND JOHN RUSSELL PEARL by will of record in Case No. 22P1053 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. JOHN RUSSELL PEARL predeceased CAROLYN M. PEARL leaving MEGAN PEARL, ERIN PEARL AND MITCHELL PEARL as his only heirs-at law. For further reference see Affidavit of Heirship of record in Instrument No. **20220801-0087034**, said Register' s Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 120-06-041.00.

Davidson County taxes for 2021, Map-Par. 120-06-0-041.00, $2,536.70, PAID. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 3600, page 36, said Register's Office.

This is improved property located at 335 Dunailie Court Nashville TN 37217