Karen Johnson Davidson County
Batch# 923881 AFFIDAVIT
09/30/2022 12:03:50 PM 1 pg
Fees: $12.00 Taxes: $0.00
20220930-0108131

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215
File No. 210334010

AFFIDAVIT OF RYAN DIECK, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on April 30, 2021, Ryan Dieck, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in his capacity with Chapman & Rosenthal Title, Inc., he prepared a Warranty Deed transferring property located at 2110 9th Ave North, Nashville, TN 37208 from Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017, to DeRose Properties Tennessee, LLC.

WHEREAS, on April 30, 2022, Ryan Dieck, Attorney at Law, sent for recording said Warranty Deed but omitted the most recent derivation. Said Warranty Deed should have include the following derivation:

> **Being the same property conveyed to Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017, by Quitclaim Deed from Andrew Winchek and Jane Ballesteros, husband and wife, of record in Instrument No. 20210301-0025163, in the Register's Office of Davidson County, Tennessee, dated February 23, 2021 and recorded on March 1, 2021.**

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. **20210507-0061911**, by scrivener's error, and Ryan Dieck, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Ryan Dieck, 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, **Ryan Dieck**, 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 29 day of September, 2022.

NOTARY PUBLIC
My Commission Expires:_____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023