Prepared By:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215
File #220942524

Karen Johnson Davidson County
Batch# 936832 **AFFIDAVIT**
11/02/2022 10:00:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221102-0118244

AFFIDAVIT OF ABIGAIL WOODARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on October 17, 2022, Abigail Woodard, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she prepared a Warranty Deed for property located at 6416 Henry Ford Drive, Nashville, TN 37209.

WHEREAS, on October 17, 2022 Abigail Woodard sent for recording said Warranty Deed but inadvertently notarized the affiant section without a signature.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20221018-0113683, by scrivener's error, and Abigail Woodard, by this sworn affidavit, desires to correct this error by recording this affidavit with the attached Exhibit A.

FURTHER AFFIANT SAYETH NAUGHT.

Abigail Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Abigail Woodard, 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 1ST day of November, 2022.

NOTARY PUBLIC

My Commission Expires:_____

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942524** Karen Johnson Davidson County Batch# 930820 DEEDWARR 10/18/2022 11:00:08 AM 2 pgs Fees: $13.00 Taxes: $1,054.50 [redacted] 20221018-0113683	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 17th day of October, 2022. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Serena Marie Neumann 6416 Henry Ford Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090 12 0 093.00

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, **Eugene Gerald Watson and Stephen Paul Watson and Paula Rhea Estes and Evelyn Catherine Pond, tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Serena Marie Neumann, an unmarried woman**, ("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 No. 249 on the Map of Charlotte Park, Section IV, as of record in Book 2663, Page 71, Register's Office for said County.

Said Lot No. 249 fronts 91 feet on the Easterly side of Henry Ford Drive, and runs back 148.4 feet on the Northerly line and 141.4 feet on the Southerly line to a dead line in the rear, measuring 44 feet thereon.

Being the same property conveyed to Ray P. Watson and wife, Mary M. Watson, by Warranty Deed from Gerald E. Sheridan and wife, Catherine R. Sheridan, of record in Book 2907, Page 245, in the Register's Office for Davidson County, Tennessee, dated May 21, 1959 and recorded on May 22, 1959. The said Ray P. Watson died on June 28, 1980, leaving Mary M. Watson as surviving tenant by the entirety. The said Mary M. Watson died on March 21, 2021 intestate. Eugene Gerard Watson, Stephen Paul Watson, Paula Rhea Estes and Evelyn Catherine Pond being her heirs. See Affidavits of Heirship in Instrument No. 20221018-0113681 and Instrument No. 20221018-0113682, Davidson County, Tennessee. See Probate Case No. 21P1581, Davidson County, Tennessee, in the Seventh Circuit Court.

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.