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# 967830 AFFIDAVIT
02/06/2023 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230206-0008441

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 (consisting of an incorrect property description) that need to be corrected, to wit:

1. The Deed in need of correction is described below, and a copy of the Deed is attached hereto.

> Trustees' Quitclaim Deed recorded on January 11, 2023, from Sally J. Wehby and/or Patricia Wehby and/or Joseph H. Wehby, Trustees of The Charles & Sally Wehby Living Trust, established by the Revocable Trust Agreement of Charles T. Wehby and Sally J. Wehby, dated December 17, 2014, as grantors, to Sally J. Wehby and/or Patricia Wehby and/or Joseph H. Wehby, Trustees of the 404 12th Avenue South Trust, as grantees, of record as Instrument No. 20230111-0002464, Register's Office for Davidson County, Tennessee.

2. **Parcel Needing Correction**:

The Parcel known as 404 12th Avenue South, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 093 13 0, parcel 580.00, contains an incorrect description of said parcel.

The correct property description that should be included in the aforesaid deed for the parcel known as 404 12th Avenue South, Nashville, Davidson County, Tennessee, is as follows:

404 12th Avenue South Nashville **Map & Parcel 093 13 0 580.00**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land in the 19th Councilmanic District, Davidson County, Tennessee. Being Lot 3 of Nashville Urban Venture, LLC Final Plat recorded as Instrument Number 20090501-0039790, Register's Office Davidson County, Tennessee, as more particularly described therein.

Being the same property conveyed to Charles T. Wehby and/or Sally J. Wehby, Trustees of The Charles & Sally Wehby Living Trust dated December 17, 2014, by deed from Charles T. Wehby, Trustee of The Charles T. Wehby Revocable Living Trust, dated December 2, 1997, of record as Instrument No. 20141226-0117781, Register's Office for Davidson County, Tennessee. Charles T. Wehby died on April 23, 2021, whereupon Sally J. Wehby became the sole Trustee of The Charles & Sally Wehby Living Trust, dated December 17, 2014.

This property is subject to an Access Easement of record as Instrument No. 20130923-0099797, Register's Office for Davidson County, Tennessee.

This is improved property known as 404 12th Avenue South, Nashville, Tennessee 37203.

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 3rd day of February, 2023.

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

Notary Public

My Commission Expires: _____

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 February 3, 2023.

February 3, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of February, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

