THIS INSTRUMENT PREPARED BY:

Irwin J. Kuhn
McCracken-Kuhn, PLLC
Kuhn@McCracken.Law
4501 Charlotte Ave, #90743
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 972302 AFFIDAVIT
02/21/2023 08:37:25 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230221-0011918

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
COUNTY OF DAVISON)

I, Irwin J. Kuhn, after being duly sworn, state as follows:

I am an attorney licensed to practice law in the State of Tennessee. In that capacity I represent Martha Stevens Gingrich. I hereby gives notice that the quitclaim instrument prepared by my office and filed on December 15, 2022, Instrument No. 20221215-0130133, incorrectly stated the Address of New Owner of the real property located at 3616 B. West End Avenue, Nashville, TN 37205.

The proper address, which should appear in Instrument No. 20221215-0130133, is as follows:

James A. Gingrich; 3616 B. West End Avenue; Nashville, Tennessee 37205.

A copy of the originally filed instrument is exhibited to this Affidavit.

FURTHER AFFIANT SAITH NAUGHT

This Affidavit is made of my personal knowledge to correct the error described above.

EXECUTED this ___ day of February 2023.

IKG

IRWIN J. KUHN BPR# 011030

OATH AND ACKNOWLEDGMENT

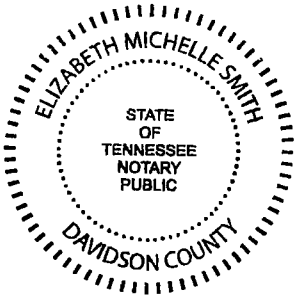
On this the 2 __th day of February 2023, before me, a Notary Public, duly commissioned and qualified, personally appeared IRWIN J. KUHN, with whom I am personally acquainted, or proved to me based on satisfactory evidence, who executed the forgoing Scrivener's Affidavit and who acknowledged that he executed the same as his free act and deed. He also made oath that he read the forgoing Affidavit and the things and matters contained therein are true. The Affidavit did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary Public

My commission expires: _____

My Commission Expires
November 2, 2026



THIS INSTRUMENT PREPARED BY:	STATE OF NEW YORK COUNTY OF WESTCHESTER
Irwin J. Kuhn, McCracken-Kuhn, PLLC (615) 669-6859 Kuhn@McCracken.Law 4501 Charlotte Ave, #90743 Nashville, TN 37209	The actual consideration for this transfer is: $0.00 MARTHA GINGRICH, Affiant Subscribed and sworn to before me, this 06 day of December, 2022. NOTARY PUBLIC TIFFANY J. E WHITE Notary Public - State of New York No. 01WH6391663 Qualified in Westchester County My Commission Expires May 13, 2023 My Commission Expires: 5/13/2023

Karen Johnson Davidson County
Batch# 952239 DEEDQC
12/15/2022 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221215-0130133

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JAMES A. GINGRICH 31 Elk Trail Asheville, NC 28804	New Owner	Map and Parcel No.: 104-09-0-W11-70-0C0

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement executed by the parties to be incorporated in the Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, in the case of *Martha Stevens Gingrich v. James Andrew Gingrich*, Docket Number 22D-1465, MARTHA GINGRICH has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said JAMES GINGRICH, his heirs, successors and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in the Davidson County, Tennessee, being Lot No. 117 on the Final Plat of Richland Hall, Section II, formerly known as Welch Property Subdivision, Section II, of record In Plat Instrument No. 20160621-0062851, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Gingrich and Martha Gingrich, husband and wife, by Special Warranty Deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, dated August 29, 2018 and recorded August 30, 2018, of record in Instrument No. 20180830-0086070, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee Limited Liability Company by Quit Claim Deed dated 06/19/2015 from Welch College, a Tennessee non-profit Corporation of record in Instrument 201506190059102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as 3616 B West End Avenue, Nashville, Tennessee 37205.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 6 day of December 2022.

MARTHA GINGRICH, Grantor

STATE OF New York)
COUNTY OF Westchester)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named MARTHA GINGRICH, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of December, 2022.

Notary Public

My Commission Expires: 5/13/2023

TIFFANY J. E WHITE
Notary Public - State of New York
No. 01WH6391663
Qualified in Westchester County
My Commission Expires May 13, 2023

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 6th day of December, 20 22.

Ernest D. Bennett, III, Affiant — December 15, 2022 (Date)

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 15th day of December, 2022.

Commission Expires: September 2, 2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024