Karen Johnson Davidson County
Batch# 987311 AFFIDAVIT
03/31/2023 02 43 51 PM 2 pgs
Fees $12 00 Taxes $0 00
20230331-0023560

Prepared By:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215
File #230243595

AFFIDAVIT OF MARK B. LEEDOM

STATE OF TENNESSEE
COUNTY OF Davidson

WHEREAS, on March 6, 2023, Mark B. Leedom, Notary, was an employee of Signature Title Services, LLC, and in his capacity with Signature Title Services, LLC, he sent for recording a Warranty Deed for property located at 809 Stirrup Dr, Nashville, TN 37221

WHEREAS, on March 8, 2023, Mark B. Leedom sent for recording the said Warranty Deed but inadvertently did not include his notary seal on the signature page.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument no. 20230308-0016664, by scrivener's error, and Mark B. Leedom, by this sworn affidavit, desires to correct this error by recording this affidavit and adding his seal in the attached Exhibit A

FURTHER AFFIANT SAYETH NAUGHT.

Mark B. Leedom

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Mark B Leedom, 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 24th day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES OCTOBER 2, 2023

Exhibit "A"

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (_X_) unimproved (_____) property known as 809 Stirrup Dr, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Richard Carl Musmecci Date: 3/6/23

Marian Sue Musmecci Date: 3/6/23

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Richard Carl Musmecci and Marian Sue Musmecci, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March 2023, _____

MARK B LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 7/7/25