Karen Johnson Davidson County
Batch# 992244 AFFIDAVIT
04/14/2023 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230414-0027436

Prepared & Presented by:
Smith.Sholar.Milliken.PLLC.
1164 Nashville Pike
Gallatin, TN 37066
www.smithsholar.com

AFFIDAVIT TO CORRECT SCRIVENER'S ERROR

Whereas, Malcolm Franklin Rose, Jr., executed a Warranty Deed dated March 8, 2023 conveying property to Lasata Properties, LLC, a Tennessee limited liability company, of record in Instrument Number 20230314-0018211, in the Register's Office of Davidson County, Tennessee;

Whereas, the bottom of page one referencing the derivation was cutoff during recording;

Whereas, in order to correct the scrivener's error, I, Heather L. Case, certify and affirm that the correct legal and derivation clause is as follows:

LAND in Davidson County, Tennessee, being Lot No. 34 of Block "C" on the Map of F. O. Beasley's Subdivision of the Douglass property, of record in Plan Book 2, Page 66, Chancery Court at Nashville.

SAID Lot No. 34 fronts 50 feet on the northerly side of Ordway Place, formerly Grove Avenue, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Malcolm F. Rose and wife, Ruth L. Rose by Warranty Deed from First National Company, dated 9/2/1971 and recorded 9/3/1971 in Book 4534, Page 502, Register's Office for Davidson County, Tennessee.

The said Malcolm F. Rose (aka Malcolm Franklin Rose, Sr.) died on April 11, 2001, leaving the property vested solely in Ruth L. Rose. Also see Small Estate Order filed in Docket No. 01P-981 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

By Quitclaim Deed dated 9/25/2002 and recorded 9/25/2002 in Instrument No. 20020925-0116931, Register's Office for Davidson County, Tennessee, Ruth L. Rose conveyed the subject property Malcolm F. Rose, Jr. and wife, Bonnie Moore Rose, subject to a life estate unto herself.

The said Ruth L. Rose (aka Ruth Lovelady Rose) died August 4, 2011, leaving the property vested solely in Malcolm F. Rose, Jr. and wife, Bonnie Moore Rose. Also see Small Estate Order and her Last Will and Testament, in which she devised her real property to her son, Malcolm Franklin Rose, Jr., filed in Docket No. 11P-1519 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

The said Bonnie Moore Rose (aka Bonnie Kay Rose) died May 29, 2017, leaving the property vested solely in Malcolm F. Rose, Jr. Also see Small Estate Order and her Last Will and Testament, in which she devised her real property to her husband, Malcolm Franklin Rose, Jr., filed in Docket No. 17P-824 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

According to Order filed 11/20/2022 and Letter of Conservator filed 11/14/2022 in Docket No. 22P-1636 in the Circuit Court for Davidson County, Tennessee (Probate Division), Margaret Rose Smith was appointed as the sole Conservator for Malcolm Franklin Rose, Jr.

The said Malcolm Franklin Rose, Jr. is also known as Malcolm Rose, Jr and Malcolm F. Rose, Jr.

Being so stated so as to correct the scrivener's error in the original document dated this 13th day of April, 2023.

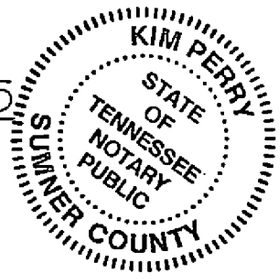
Heather L Case

State of TENNESSEE
County of SUMNER

Before me the undersigned notary public and for said county and state personally appeared Heather L. Case, acknowledged that she executed the foregoing document for the purposes contained therein. Witness my hand and seal this 13th day of April, 2023.

Notary Public

My Commission Expires 3/1/25



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/13/23 (date of document).

Affiant Signature

4/13/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY