Karen Johnson Davidson County
Batch# 999792 AFFIDAVIT
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Fees: $22.00 Taxes: $0.00
20230505-0033469

This instrument prepared by:
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, TN 37215

#37632

SCRIVENER'S AFFIDAVIT

Re: Correction of Quitclaim Deed from James E. Sieffert and Stephanie L. Lowe, husband and wife, as tenants in entirety to James E. Sieffert and Stephanie L. Lowe, Co-Trustees of the Sieffert and Lowe Family Revocable Trust dated September 13, 2022, recorded as Instrument No. 20221014-0112873, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Warner Jones, an attorney with Carter Shelton Jones, PLC, makes oath that the following statements are true to the best of his/her knowledge, information, and belief:

That Carter Shelton Jones, PLC prepared a quitclaim deed (the "Quitclaim Deed") dated September 13, 2022, in which James E. Sieffert and Stephanie L. Lowe, husband and wife, as tenants in entirety conveyed title to certain real property located at 809 45th Avenue North, Nashville, Tennessee, 37209 (the "Property") to James E. Sieffert and Stephanie L. Lowe, Co-Trustees of the Sieffert and Lowe Family Revocable Trust dated September 13, 2022, said deed having been recorded on October 14, 2022 as Instrument No. 20221014-0112873, Register's Office for Davidson County, Tennessee; and

That, by inadvertence, the legal description of the Property set forth on Exhibit A of the Quitclaim Deed failed to reference the recording of a certain Declaration affecting the Property; and

That this affidavit is being made to correct the legal description of the Property set forth on Exhibit A of the Quitclaim Deed by deleting Exhibit A of the Quitclaim Deed in its entirety and substituting in place thereof Exhibit A attached hereto.

FURTHER AFFIANT SAYETH NOT.

Warner Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 5th day of May, 2023.

Notary Public

My commission expires _____

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Warner Jones, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 5th day of ~~December, 2022~~ May, 2023.

Notary Public

My commission expires _____

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Exhibit "A"

Land in Davidson County, Tennessee being Lot No. 112, in Block No. 63 on the Map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee and now known as Lot 112 ,The Row at 45th, established by Declaration of record in Instrument No. 201708312-0089676, as amended in Instrument No. 20171002-0100812, Register's Office for Davidson County, Tennessee as shown on Exhibit C to the aforementioned Declaration.

Together with Declaration of Common Driveway Easement and Maintenance Agreement for The Row at 45th as more fully described in Instrument of record in Instrument No. 20170831-0089677, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/5/23

GEORGE E. MUDTER, JR.
Dated 5/5/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/5/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

