Karen Johnson Davidson County
Batch# 1044206 AFFIDAVIT
08/30/2023 10 14 52 AM 1 pg
Fees $12.00 Taxes. $0 00
20230830-0067910

Prepared By
Chapman & Rosenthal Title, Inc
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215
File# 220641518

AFFIDAVIT OF JAMES ALEXANDER, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on December 22, 2020, James Alexander, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc , and in his capacity with Chapman & Rosenthal Title, Inc , he prepared a Quitclaim Deed conveying property located at 1221 A Battlefield Dr, Nashville, TN, 37215 from Boone E. Lancaster, married to Boone E Lancaster and Billie Kathleen Lancaster, Husband and Wife.

WHEREAS, on December 22, 2020, James Alexander, Attorney at Law, sent for recording said Quitclaim Deed but incorrectly listed the parent parcel legal description The correct legal description for Unit A is as follows

Land in Davidson County, Tennessee, being Unit A as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1221 Battlefield Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140605-0048903, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

WHEREAS, the aforementioned Quitclaim Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in 20210105-0001473, by scrivener's error, and James Alexander, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit

FURTHER AFFIANT SAYETH NAUGHT

James Alexander, Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, James Alexander, Attorney at Law, 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 29th day of August, 2023

NOTARY PUBLIC

My Commission Expires. _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov. 22, 2025