THIS DOCUMENT PREPARED BY AND TO BE RETURNED TO:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

Karen Johnson Davidson County
Batch# 1050658 AFFIDAVIT
09/15/2023 02:08:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230915-0072628

SCRIVENER'S AFFIDAVIT OF CORRECTION

Your affiant, Jeffrey Mobley, a member of the Nashville Bar, being duly sworn, hereby swears or affirms that a certain deed prepared by the affiant and recorded in the Register's Office for Davidson County, Tennessee, contained an error that needs to be corrected, to wit:

1. The Deed in need of correction is described below, and a copy of the Deed is attached hereto.

> Quitclaim Deed recorded on May 17, 2023, from Janet A. Spann, as Grantor, to James G. Spann and/or Loukas Peterson, Trustees dated April 26, 2023, as Grantees, of record as Instrument No. 20230517-0036910, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

James G. Spann and/or Loukas Peterson, are the Trustees of the James G. Spann Living Trust, established by the Revocable Trust Agreement of James G. Spann dated April 26, 2023. The name of the Trust was inadvertently not included in the above-referenced deed.

3. **Correction:**

The reference in the subject deed to "James G. Spann and/or Loukas Peterson, Trustees dated April 26, 2023" should be corrected to read: "James G. Spann and/or Loukas Peterson, Trustees of the James G. Spann Living Trust, established by the Revocable Trust Agreement of James G. Spann dated April 26, 2023."

3. Further, affiant saith not.

Jeffrey Mobley

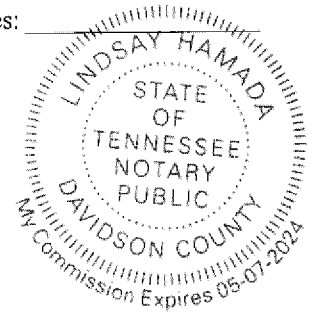
/

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2023.

My Commission Expires: _____



Notary Public

Karen Johnson Davidson County
Batch# 1004258 DEEDQC
05/17/2023 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230517-0036910

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

James G. Spann
Affiant

Subscribed and sworn to before me, this 26th day of April, 2023.

Notary Public

My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
James G. Spann and Loukas Peterson, Trustees 6541 Cornwall Drive Nashville, Tennessee 37205	SAME	115 10 0 020.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Janet A. Spann**, hereinafter called the Grantor,

for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James G. Spann and/or Loukas Peterson, Trustees dated April 26, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 26th day of April, 2023.

Janet A. Spann

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 Janet A. Spann, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of April, 2023.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

202305170036910
202309150072628

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Parcel 1

Being Lot No. 183 on the Plan of the resubdivision of Lots 182, 183, 193, 194, 195 and 195a, West Meade Estates, Section 2, as of record in Book 3500, page I 00, Register's Office for said County. Said Lot No. 183 fronts 75.00 feet on the westerly side of Cornwall Drive-and extends back 385.00 feet on the southerly line and 253.65 feet on the northerly line to a dead line in the rear, measuring 274.0 feet thereon.

Parcel 2
Land in Davidson County, Tennessee, being that portion of Lot No. 181 on the Plan of West Meade Estate, Section II, of record in Book 2900, page 118, Register's Office for Davidson County, Tennessee, which became part of Lot No. 183 on the Plan of the Resubdivision of Lots 181 & 183, West Meade Estates, Section Two, of record in Book 8250, page 650, Register's Office for said County, to which resubdivision plan reference is hereby made for a more complete description.

BEING the same property conveyed to Janet A. Spann by Warranty Deed from James G. Spann, of record as Instrument Number 20101203-0096601, Register's Office for Davidson County, Tennessee.

This is improved property known as 6541 Cornwall Drive, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 15, 2023

September 15, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of September, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024