Karen Johnson Davidson County
Batch# 1071737 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20231114-0088752

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard Suite 130
Nashville, TN 37215
File No. 220942388

AFFIDAVIT OF RYAN DIECK, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on December 22nd, 2022, Ryan Dieck, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in his capacity with Chapman & Rosenthal Title, Inc., he prepared a Warranty Deed transferring property located at 814 Old Hickory Boulevard, Brentwood, TN 37027 from Mark C. Ingram, married, ("Grantor") to Benjamin Richards and Rebecah Richards, husband and wife ("Grantee").

WHEREAS, on December 22nd, 2022, Ryan Dieck, Attorney at Law, sent for recording said Warranty Deed but the legal description contained multiple errors.

WHEREAS, the plat name was misspelled, "Poser." It should have read: **Roser Heights**

WHEREAS, the letter "A" was erroneously included with three different bearings. "87 1/2A° west", "1A° west" and "87 1/2A° east." **The bearings should not have included "A."**

WHEREAS, an Exclusion was omitted from the derivation.

WHEREAS, the corrected legal description is attached as "Exhibit A" and the aforementioned errors are emphasized in **bold** text.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20230103-0000023, by scrivener's error, and Ryan Dieck, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Ryan Dieck, 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 affiant, Ryan Dieck, 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 13 day of November, 2023.

NOTARY PUBLIC
My Commission Expires:_____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Exhibit A

Land in Davidson County, Tennessee, being Lot Nos. 4 and 9, the east parts of Lots Nos. 5 and 8, and the westerly parts of Lots Nos. 3, 10, 11 and 12, part of a 15-foot alley and part of Hooper Street (both said street and alley now being closed) and also part of a 30.87 acre tract on the Plan of **Roser** Heights, of record in Book 332, page 146, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard 45 feet east of the common corner of Lots Nos. 3 and 4, being the southwest corner of the land conveyed to Blanche Wells by deed from S. P. DeVault and wife, of record in Book 1115, page 52, said Register's Office; thence with the westerly line of the Wells' property, north 2121.7 feet to a point in the southerly line of the Sudekum Lands; thence with the line of the same north **87-1/2°** west 210 feet to the northeast corner of the property conveyed to Pose Long Gilmore, by deed from S. P. DeVault and wife, of record in Book 1077, page 273, said Register's Office; thence with Gilmore's easterly line south **1°** west 2121.7 feet to the north margin of Old Hickory Boulevard at Gilmore's southeast corner, being 210 feet east of the southeast corner of the Hills Lands; thence with the margin of said Boulevard, south **87-1/2°** east 210 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that certain property conveyed to Gordon H. Sympson, Jr. by deed of record in Book 5481, page 677, said Register's Office.

Being part of the same property conveyed to MARK C. INGRAM AND WIFE, DONNA J. INGRAM, by deed from JOHN C. HAILEY AND WIFE, PEGGY T. HAILEY, of record in Book 5340, page 455, dated September 18, 1978, said Register's Office.

DONNA J. INGRAM conveyed her interest to MARK C. INGRAM, by quitclaim deed of record in Book 5988, page 462, dated November 10, 1982, said Register's Office.