Karen Johnson Davidson County
Batch# 1121091 AFFIDAVIT
04/10/2024 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240410-0025311

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard
Suite 130
Nashville, TN 37215
File No. 210635684

AFFIDAVIT OF WILLIAM T. CHAPMAN, IV, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on July 15th, 2021, William T. Chapman, IV, 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 3000 Poston Ave #105, Nashville, TN 37203 from Jon M. Johnson and Linda H. Johnson, husband and wife, to Dale L. Collie and Pamela D. Collie, husband and wife.

WHEREAS, on July 15th, 2021, William T. Chapman, IV, sent for recording said Warranty Deed but one of the parking space numbers was incorrect, "3038." It should have read: **303B.**

WHEREAS, the location of storage unit 4 was incorrect, "first parking level". It should have read: **on P2 Lower Level Garage.**

WHEREAS, the legal description should have read as follows:

Land in Davidson County, Tennessee, being Unit No 105, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking spaces numbered 303A and **303B**, and Storage Unit 4 on **P2 Lower Level Garage** as set forth in said Master Deed.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20210716-0095802, by scrivener's error, and William T. Chapman, IV, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

William T. Chapman, IV, 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, William T. Chapman, IV, 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 27th day of March, 2024.

NOTARY PUBLIC
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/28/24 (date of document).

Affiant Signature

3/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of March, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY