Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1124345
04/18/2024 09:48:10 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
1 pg

20240418-0027685

Prepared By:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215
File No. 220641642

AFFIDAVIT OF JAMES ALEXANDER, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on July 22, 2022, 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 Warranty Deed transferring property located at 5005 Ashley Drive, Nashville, TN 37211 from Hannah Maroney to Matthew Sherman and Alexandra Sherman.

WHEREAS, on July 22, 2022, James Alexander sent for recording said Warranty Deed but failed to include the Tax Parcel Identification Number for each Tract being conveyed.

The correct Tax Parcel Identification Number should read:

161-02-0-183.00

161-02-0-184.00

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20220725-0084523, by scrivener's error, and James Alexander, Attorney, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

James Alexander, Attorney

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, 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 17th day of April, 2024.

NOTARY PUBLIC

My Commission Expires:_____

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