Karen Johnson
Batch # 1146720
06/13/2024 10:01:38 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20240613-0044279

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

AFFIDAVIT OF KIMBRA SPANN, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on May 13, 2024, Kimbra Spann, Attorney at Law, was an employee of 5 Star Title of Tennessee, LLC, and in her capacity with 5 Star Title of Tennessee, LLC, she prepared a Warranty Deed transferring property located at 926 Woodland St, Unit 209, Nashville, TN 37206 from Matthew D. Anderson, an unmarried man to Helen Schafer, unmarried.

WHEREAS, on May 13, 2024, Kimbra Spann sent for recording said Warranty Deed but failed to include the following language after the derivation clause:

Said property was never the marital residence of Grantor.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20240517-0036707 by scrivener's error, and Kimbra Spann, Attorney, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Kimbra Spann, Attorney

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Kimbra Spann, 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 11 day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 10/30/24

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY