Karen Johnson Davidson County
Batch# 1160222 AFFIDAVIT
07/22/2024 12:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240722-0054728

This Instrument Prepared by and Return to:
Padgett Law Group
Renee G. Kammer, Esq.
5100 Poplar Avenue, Suite 2208
Memphis, TN 38137
24-006173

Please Cross Reference to:
Warranty Deed: Instrument No. 20211006-0134023
Deed of Trust: Instrument No. 20211006-0134024
Davidson County, Tennessee Register of Deeds

ATTORNEY'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared, Renee G. Kammer, who is well known to me and said person swore under oath and stated as follows:

1.

WHEREAS, I am an attorney licensed to practice law in the State of Tennessee; and

2.

WHEREAS, I have examined the deed and tax records of Davidson County, Tennessee as to certain real property commonly known as: 561 Tulip Grove Road, Hermitage, TN 37076, and bearing Tax ID/Parcel # 076010E 002.00 (hereinafter, the "Property"); and

3.

WHEREAS, on July 19, 2021, the Property was conveyed from Aaron D. Woodrum to Jori Gable via warranty deed (hereinafter, the "Warranty Deed"). The Warranty Deed was recorded on October 6, 2021, in Instrument No. 20211006-0134023, in the Register's Office for Davidson County, Tennessee; and

5.

WHEREAS, on September 30, 2021, Jori Gable executed a deed of trust in favor of Mortgage Electronic Registration Systems, Inc. acting solely as nominee for DAS Acquisition Company, LLC (hereinafter, the "Deed of Trust"). The Deed of Trust was recorded on October 6, 2021, in Instrument No. 20211006-0134024, in the Register's Office for Davidson County, Tennessee; and

6.

WHEREAS, a review of the legal description of the Property found in the deed chain and in the Deed of Trust reveals a Scrivener's error when compared to the correct legal description of the Property; and

7.

WHEREAS, the correct legal description of the Property which should have been included in the Deed of Trust is found in Exhibit "A" attached hereto and made a part hereof.

FURTHER AFFIANT SAYETH NOT.

Renee G. Kammer

Renee G. Kammer, Attorney

SWORN TO and subscribed before me this 19th day of July, 2024.

Kevin Monroe

NOTARY PUBLIC

My Commission Expires: 12/21/26

KEVIN MONROE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 12-21-2026

EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Cove at Tulip Grove I, of record in Instrument No. 20191101-0112309 and being shown on Plat attached thereto as Exhibit "B", in the Register`s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jori Gable, an unmarried woman, from Aaron D. Woodrum, an unmarried person, by Warranty Deed dated 07/19/21 and recorded in Instrument #20211006-0134023, in the Register`s Office of Davidson County, Tennessee.

For informational purposes only:
Map/Parcel: 076010E00200CO
Property Address: 561 Tulip Grove Road, Hermitage, TN 37076

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Renee G. Kammer, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contains of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of July, 2024.

Kevin Monroe
NOTARY PUBLIC

My Commission Expires: 12/21/26

KEVIN MONROE

True Copy Certification

I, Renee Kammer, 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 correct copy of the original document executed and authenticated according to law on the 19th day of July, 2024.

Renee Kammer
Signature
Date: 7/19/24

STATE OF Tennessee

COUNTY OF Shelby

Sworn to and subscribed before me this 19th day of July, 2024.

Notary Signature: Kevin Monroe
Printed Name: Kevin Monroe
My Commission Exp: 12/21/26

KEVIN MONROE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 12-21-2026