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AFFIDAVIT TO CORRECT WARRANTY DEED

Karen Johnson
Batch # 1160971
07/23/2024 12:20:14 PM
Fees: $12.00 Taxes: $0.00
20240723-0055391
Davidson County
AFFIDAVIT
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, JEFFREY N. KUYKENDALL, after being first duly sworn according to law, depose and state as follows:

1. That I am an attorney in good standing and licensed in the State of Tennessee;

2. That I represent the heirs of **VIRGINIA ELIZABETH THOMPSON** ("Decedent") in probating the estate of the Decedent in the Probate Court for Davidson County, Tennessee;

3. That the Decedent died on January 18, 2024, and pursuant to her Last Will and Testament, devised her real property situated at 435 Edwin Street; Nashville, TN 37207, to her two (2) sole surviving children, **DEBORAH K. TURNER** and **JAMES M. THOMPSON, JR.;**

4. That said property passed to said heirs outside of the aforementioned probate case;

5. That acting in my capacity as attorney for said heirs, I discovered that the original Warranty Deed to said property contains the following errors:

   a. At the top of the Warranty Deed, the address is stated at "435 Edwin Ave".

   b. In the description of the property, the original warranty deed states "Said Lot No. 85 fronts 50 feet on the northerly side of Edwards Avenue…"

6. That I am familiar with the property that is the subject of this Affidavit and that the purpose of this Affidavit is to correct these two (2) errors;

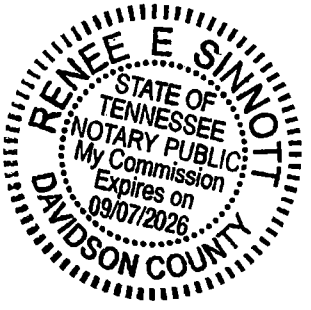
7. That the correct address of the property designated and described in the Warranty Deed is 435 Edwin Street; Nashville, TN 37207;

8. That the correct description is as follows: Said Lot No. 85 fronts 50 feet on the northerly side of Edwin Street and runs back between parallel lines, 175 feet to a dead line.

Further Affiant saith not.

JEFFREY N. KUYKENDALL, ESQ.

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for said county and state, this the 19th day of July, 2024.



Notary Public

My Commission Expires: 09/07/2026

Prepared by:
Jeffrey N. Kuykendall
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615-972-9419