Karen Johnson Davidson County
Batch# 1175431 AFFIDAVIT
08/29/2024 03:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240829-0066685

This Instrument Prepared by and Return to:
Padgett Law Group
Renee G. Kammer, Esq.
5100 Poplar Avenue, Suite 2208
Memphis, TN 38137
24-004585

Please Cross Reference to:
Instrument No. 20200805-0086608
Instrument No. 20230411-0026391

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: 517 New Castle Lane, Hermitage, TN 37076, and bearing Tax ID/Parcel # 098 05 0 074.00 (hereinafter, the "Property"); and

3.

WHEREAS, on August 3, 2020, the Property was conveyed from Kirby R. White and Kim E. White to Jason White and Christina White via warranty deed (hereinafter, the "White Warranty Deed"). The White Warranty Deed was recorded on August 5, 2020, in Instrument No. 20200805-0086608, in the Register's Office for Davidson County, Tennessee; and

4.

WHEREAS a review of the legal description of the Property found in the White Warranty Deed, and a comparison of same to the title chain and tax records shows that the White Warranty Deed contains a Scrivener's error in the legal description of the Property; and

5.

WHEREAS, on April 5, 2023, Jason White and wife Christina White executed a deed of trust in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Lendage, LLC DBA Achieve Loans (hereinafter, the "Deed of Trust"). The Deed of Trust was recorded on April 11, 2023, in Instrument No. 20230411-0026391, 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 of Trust, and a comparison of same to the title chain and tax records shows that the Deed of Trust contains a Scrivener's error in the legal description of the Property; and

7.

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

FURTHER AFFIANT SAYETH NOT.

Renee G. Kammer

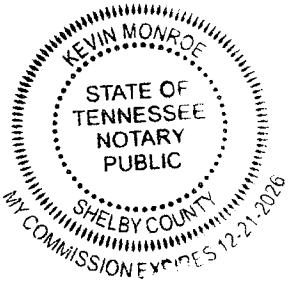
Renee G. Kammer, Attorney

SWORN TO and subscribed before me this 28th day of August, 2024.

Kevin Monroe

NOTARY PUBLIC

My Commission Expires: 12/21/26



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 26th day of August, 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

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

Being all of Lot No. 192, on the Plan of Section 9 Lake Park, as shown by plat appearing of record in Plat Book 4955, Page 38, of the Register`s Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description thereof.

Being the same property conveyed to Kirby R. White and wife, Kim E. White from Danielle Costello by Warranty Deed dated June 3, 2011, and recorded on June 9, 2011 in Instrument No. 20110609-0044080, Register`s Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason White and wife Christina White from Kirby R. White and Kim E. White by Warranty Deed dated August 3, 2020, and recorded on August 5, 2020 in Instrument No. 20200805-0086608, Register`s Office for Davidson County, Tennessee.

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 28th day of August, 2024.

Renee Kammer
Signature
Date: 8/28/24

STATE OF Tennessee

COUNTY OF Shelby

Sworn to and subscribed before me this 28th day of August, 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