Karen Johnson Davidson County
Batch# 1230393 AFFIDAVIT
01/27/2025 03:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00

This Instrument Prepared by and return to:
Padgett Law Group
Renee G. Kammer, Esq.
5100 Poplar Avenue, Suite 2208
Memphis, TN 38137
24-014026

Please Cross Reference to:
Book 8971, Page 300, Instrument No. 26742
Instrument No. 20020304-0027031
Instrument No. 20230313-0018028
Davidson County, Tennessee Register of Deeds

ATTORNEY'S AFFIDAVIT

STATE OF Arkansas
COUNTY OF Pulaski

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: 3218 Jonesboro Drive, Nashville, TN 37214, and bearing Tax ID/Parcel # 096 15 0 088.00 (hereinafter, the "Property"); and

3.

WHEREAS, on May 28, 1993, the Property was conveyed from Metropolitan Nashville Airport Authority to Roger C. Washburn and wife, Debra A. Washburn, via warranty deed (hereinafter, the "Metropolitan Warranty Deed"). The Metropolitan Warranty Deed was recorded on June 4, 1993, in Book 8971, Page 300, Instrument No. 26742, in the Register's Office for Davidson County, Tennessee; and

4.

WHEREAS a review of the legal description of the Property found in the Metropolitan Warranty Deed, and a comparison of same to the deed and tax records shows that the Metropolitan Warranty Deed contains the complete, correct legal description of the Property; and

5.

WHEREAS, on January 29, 2002, the Property was conveyed from Debra Ann Washburn, an unmarried person, to Roger Charles Washburn via quitclaim deed (hereinafter, the "Washburn Deed"). The Washburn Deed was recorded on March 4, 2002, in Instrument No. 20020304-0027031, in the Register's Office for Davidson County, Tennessee; and

6.

WHEREAS, on March 7, 2023, Roger Charles Washburn executed a deed of trust in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Royal United Mortgage LLC (hereinafter, the "Deed of Trust"). The Deed of Trust was recorded on March 13, 2023, in Instrument No. 20230313-0018028, in the Register's Office for Davidson County, Tennessee; and

7.

WHEREAS a review of the legal description of the Property found in the Washburn Deed and in the Deed of Trust reveals a Scrivener's error when compared to the correct legal description of the Property found in the Metropolitan Warranty Deed; and

8.

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, Attorney

SWORN TO and subscribed before me this 24 day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 6-18-2031

ERIN TYLOR WHITFIELD NOTARY PUBLIC ARKANSAS FAULKNER COUNTY 12714929 EXPIRES 6-18-2031

ACKNOWLEDGEMENT

STATE OF Arkansas
COUNTY OF Pulaski

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 24 day of January, 2025.

Erin Tylor Whitfield
NOTARY PUBLIC

My Commission Expires: 6-18-2031

ERIN TYLOR WHITFIELD NOTARY PUBLIC ARKANSAS FAULKNER COUNTY 12714929 EXPIRES 6-18-2031

EXHIBIT "A"
PROPERTY DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hickory Bend Subdivision, Section 3, as of record in Book 3600, Page 42, Register`s Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 90.73 feet on the Easterly margin of Jonesboro Drive and runs back between lines 162 feet on the Northerly side and 74.8 feet on the Southerly side to a line in the rear measuring 123.1 feet thereon.

Tract 2:

Land in the Third Civil District of Davidson County, Tennessee, being part of the Robert Wayne Jones property, described accordingly to a survey by John D. McCormick, dated July 10, 1986, as follows:

Beginning at an iron pin located at the Southeastern corner of Lot No. 79, Hickory Bend Subdivision, Section 3, the same being the Northeast corner of Lot No. 78; thence North 56 degrees 11 minutes 48 seconds East, 44.93 feet to an iron pin; thence North 32 degrees 43 minutes 54 seconds East, 59.37 feet to an iron pine; thence North 31 degrees 11 minutes 31 seconds West, 46.07 feet to a concrete monument, the Northeast corner of Lot No. 79; thence South 21 degrees 44 minutes West, 123.10 feet with the rear line of Lot No. 79 to the point of beginning and containing .06 acres more or less.

Subject to all restrictions, easements, zoning, reservations, covenants, conditions, and agreements of record if any.

Being the same property conveyed to Roger Charles Washburn by Quit Claim Deed from Debra Ann Washburn as recorded 03/04/2002 as Document 20020304-0027031.

Commonly Known As: 3218 Jonesboro Dr., Nashville, TN 37214

Tax Id: 096 15 0 088.00

True Copy Certification

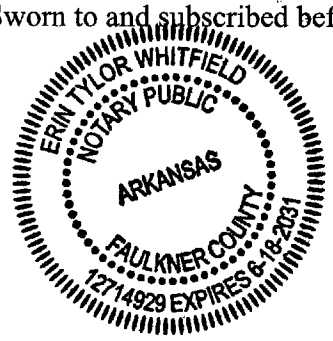
I, Renee Kammer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on the 24 day of January, 2025.

Signature
Date: 01/24/2025

STATE OF Arkansas

COUNTY OF Pulaski

Sworn to and subscribed before me this 24 day of January, 2025.



Notary Signature: Erin Tylor Whitfield
Printed Name: Erin Tylor Whitfield
My Commission Exp: 6-18-2031