Karen Johnson Davidson County
Batch# 1254207 AFFIDAVIT
03/31/2025 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250331-0024206

This Instrument Prepared by and Return to:
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092

Cross Index Reference(s):
Instrument No. 200001040001006
Instrument No. 200001110003929
Instrument No. 20020402-0039439
Davidson County Records

Parcel ID: 133-11-0-183.00
Property Address: 3705 Valley Ridge Drive, Nashville, TN 37211
Current Owner: Joel Ledesma

STATE OF TENNESSE
COUNTY OF DAVIDSON

AFFIDAVIT AFFECTING TITLE

BEFORE ME, the undersigned officer duly authorized to administer oaths appeared, Sarah McDaniel, being duly sworn, deposes and states under oath as follows:

1.

I am over the age of eighteen (18) years and suffering under no legal disability. I am an attorney licensed to practice law in the State of Tennessee.

2.

The subject property, which was conveyed via Warranty Deed recorded on April 2, 2002, at **Instrument No. 20020402-0039439** of the Davidson County, Tennessee Records to Jose Ledesma and Rodrigo Ledesma and then conveyed from Jose Ledesma and Rodrigo Ledesma to Joel Ledesma, a married man, on June 30, 2015, at Instrument No. 2015-0630-0062878 and is currently owned by Joel Ledesma.

3.

The subject property is encumbered by a Deed of Trust which was recorded on May 25, 2021, at Instrument No. 20210525-0070402 of Davidson County, Tennessee Records.

4.

Whereas after a review of the public records it appears that the Legal Description incorrectly lists the plat map reference as Plat Book 3700, Page 193, the correct reference should be listed as Plat Book 3700, **Page 93** per recorded plat from the following documents: Warranty Deed recorded January 4, 2000 at **Instrument No. 200001040001006,** Quit Claim Deed recorded January 11, 2000 at **Instrument No. 200001110003929,** Warranty Deed recorded April 2, 2002 at **Instrument No. 20020402-0039439.**

5.

Therefore, the legal description on the above referenced documents should be as follows:

Land in Davidson County, Tennessee, being Lot(s) 200, as shown on the map entitled Valley View Meadows Section Three, of record in Plat Book 3700, **page 93**, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tax ID No.: 133-11-0-183.00

6.

This affidavit is given with the knowledge and understanding that it will be relied upon by future purchasers and title insurers with regard to the above referenced property.

IN WITNESS HEREOF, I have hereunto set my hand and affixed my seal this 24 day of March, 2025.

Sworn to and Subscribed
Before me this 24
day of March, 2025

Jessica Faulkner Notary Public

My Commission Expires: Feb 23, 2026
Notary Seal

JESSICA HELMS
FAULKNER COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires Feb. 23, 2026
Commission No. 12696860

Sarah McDaniel (Seal)

Tennessee Certification of Electronic Document

I, Paige Laird, 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 exact copy of the original document executed and authenticated according to law on 3-24-2025 (date of document).

Affiant Signature

3-31-2025
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 31 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11.9.2025

NOTARY'S SEAL

