Karen Johnson
Batch # 1260634
04/16/2025 02 51 45 PM
Fees $12 00 Taxes $0 00
20250416-0029191
Davidson County
AFFIDAVIT
2 pgs

Prepared By:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215

AFFIDAVIT OF JAMES ALEXANDER, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on October 8, 2021, James Alexander, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in his capacity with Chapman & Rosenthal Title, Inc., he prepared a Quitclaim Deed for property located at 1003 Broadmoor Dr, Nashville, TN 37216 executed by Gregory William Sandford, a married man and Jeanine Elizabth Sandford, an unmarried woman, ("Grantor") and Gregory William Sandford, a married man and Jeanine Elizabth Sandford, an unmarried woman ("Grantees").

WHEREAS, on October 8, 2021, James Alexander, Attorney at Law, sent for recording said Deed but included the wrong Block reference in the legal description. It referenced Block "I" but it should read:

Tract I:

Being the West Portion of Parcel 59 and easterly portion of abandoned right of way per Ordinance No. 087-1899, Lot 15 Broadmoor, Section 2, Block "H", Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee.

Land lying in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, and being Lot 15 on the Map of Broadmoor, Section 2, Block H of record in Plat Book 547, page 174 and the westerly portion of Map 61-07, Parcel 59, property of Gregory W. & Jeanie E Sanford of record in Instrument No. 20210322-0036964 and the easterly 20' of abandoned right-of-way per Ordinance No. 087-1899;

Beginning at an iron pin new in the north right-of-way of Broadmoor Drive, being the southeast corner of the herein described tract and the southwest corner of Lot 16, Plat Book 547, page 174, the Sanford property of record in Instrument No. 20210322-0036964; Thence with Broadmoor Drive, North 83 degree 43 minutes 28 seconds West, 70.00' to an iron pin new and common corner with Lot 1; North 05 degree 48 minutes 07 seconds East, 155.00' to an iron pin new and corner of Lot 14, Block H Plat Book 547, page 174; South 83 degree 43 minutes 28 seconds East, 70.00' to an iron pin new and common corner between lots 15 & 16 and lots 13 & 14; South 05 degree 48 minutes 70 seconds West, 155.00 to the Point of Beginning and containing 10,849 square feet, or 0.25 acres, more or less.

Tract II:

Lying and being in Davidson County, Tennessee, described as follows:

Being the East Portion of Parcel 59, Lot 16 Broadmoor, Section 2, Block "H", Plat Book 547, Page 174 land lying in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, and being Lot 16 on the Map of Broadmoor, Section 2, Block H , of record in Plat Book 547, page 174 and the Easterly portion of Map 61-07, Parcel 59, property of Gregory W. and Jeanie E. Sanford of record in Instrument No. 20210322-0036964.

Beginning at an iron pin old in the North right-of-way of Broadmoor Drive, being the Southeast corner of the herein described tract and the Southwest corner of Lot 17, Plat Book 547, page 174, the Melissa Moss property of record in Instrument No. 20200317-0029345; Thence with Broadmoor Drive, North 83 degrees 43 minutes 28 seconds West, 50.00' to an iron pin new and common corner with Lot 17; North 05 degrees 48 minutes 07 seconds East, 155.00' to an iron pin new and corner of Lot 17 and common corner with Lots 13 and 14, Block H Plat Book 547, page 174; South 83 degrees 43 minutes 28 seconds East, 50.00' to an iron pin old and common corner between lots 16 and 12; South 05 degrees 48 minutes 07 seconds West, 155.00 to the point of beginning and containing 7,750 square feet, or 0.18 acres, more or less.

WHEREAS, the aforementioned Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in 20211012-0137312, by scrivener's error, and James Alexander, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

James Alexander, Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, James Alexander, Attorney at Law, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 26th day of February, 2024.

NOTARY PUBLIC

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026