Karen Johnson
Batch # 1311282
08/18/2025 10 37 43 AM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVIT
2 pgs
20250818-0065595

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard Suite 130
Nashville, TN 37215
File No. 250651406

AFFIDAVIT OF RYAN DIECK, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on July 29, 2025, Ryan Dieck, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in his capacity with Chapman & Rosenthal Title, Inc., he recorded a Warranty Deed transferring property located at 2916 Vaulx Lane, Nashville, TN 37204 from TN Investment Group LLC, a Tennessee limited liability company, to Emme Marie Mattos, unmarried, as to a 29.7% interest and John Vincent Mattos and Tamara Marie Ward-Mattos, Trustees of the Mattos Tennessee Revocable Living Trust dated July 1, 2025, and any amendments thereto, as to a 70.3% interest, as joint tenants with right of survivorship.

WHEREAS, on July 29, 2025, Ryan Dieck, sent for recording said Warranty Deed, but the notary acknowledgment in the affidavit of value was incomplete. It should have read:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,040,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of July, 2025.

Notary Public
Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20250801-0061118, by scrivener's error, and Ryan Dieck, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Ryan Dieck, 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 affiant, Ryan Dieck, 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 15 day of August, 2025.

NOTARY PUBLIC
My Commission Expires:_____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027