Karen Johnson Davidson County
Batch # 1335334 AFFIDAVIT
10/17/2025 09 47 07 AM 2 pgs
Fees $12 00 Taxes $0 00
20251017-0082846

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

AFFIDAVIT OF SHIRA KINGREY, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on September 18, 2025, Shira Kingrey, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she prepared a Quitclaim Deed transferring property located at 600 Bel Air Dr, Nashville, TN 37217 from Kevin Marchetti, Executor of the Estate of Betty M. Marchetti and Mary Elizabeth Marchetti to Mary Elizabeth Marchetti

WHEREAS, on September 18, 2025, Shira Kingrey sent for recording said Quitclaim Deed but omitted the following portion of the derivation in the legal section:

BETTY MARCHETTI died testate on or about May 4, 2024. Her Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Case No,. 24P1561, devised the subject property to her daughter, MARY ELIZABETH MARCHETTI.

WHEREAS, the full derivation should read:

Being the same property conveyed to CLIFFORD EARL MOORE AND WIFE, ANNIE M. MOORE, by deed from JAMES T. T AYLOR AND WIFE, MARY R. TAYLOR, of record in Book 4208, page 841 , dated January 24, 1968 , said Register's Office

CLIFFORD EARL MOORE having since died, leaving ANNIE M. MOORE the surviving tenant by the entirety.

ANNIE M MOORE conveyed to JOHN A. MARCHETTI AND LOUIS G. MARCHETTI, SR., AS TENANTS IN COMMON by quitclaim deed of record in Book 11238, page 550, dated December 1, 1998, said Register's Office.

JOHN A. MARCHETTI conveyed his interest to LOUIS G. MARCHETTI SR. by quitclaim deed of record in Instrument No. 20030220-0022511, dated February 12, 2003, said Register's Office.

LOUIS G. MARCHETTI SR. died testate on or about July 30, 2015. His Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No 15P-1968, devised the subject property to his wife, BETTY MARCHETTI

BETTY MARCHETTI died testate on or about May 4, 2024. Her Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Case No,. 24P1561, devised the subject property to her daughter, MARY ELIZABETH MARCHETTI

WHEREAS, the aforementioned Quitclaim Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No 20250922-0075436 by scrivener's error, and Shira Kingrey, Attorney, by this sworn affidavit, desires to correct these errors by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Shira Kingrey, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Shira Kingrey, Attorney, 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 15th day of October, 2025

NOTARY PUBLIC

My Commission Expires _____

