Karen Johnson Davidson County
Batch# 1338655 AFFIDAVIT
10/27/2025 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251027-0085138

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. 20170313-0024324
Instrument No. 20060609-0068942
Instrument No. 20180917-0092105

Davidson County Records

Parcel ID: 162 05 0 054.00
Property Address: 380 Ash Grove Drive, Nashville, TN 37211
Current Owner: Teresa Dale Corbin and Stephen A. Corbin Jr

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 Quit Claim Deed recorded on June 9, 2006, at **Instrument No. 20060609-0068942** of the Davidson County, Tennessee Records to From Teresa Dale Corbin, Executrix of the Estate of Carl Reese Dyer to Teresa Dale Corbin, her heirs, successors and assigns and then conveyed from Teresa Dale Corbin to Teresa Dale Corbin and Stephen A. Corbin Jr. as tenants in common with right of survivorship on March 13, 2017, at **Instrument No. 20170313-0024324** and is currently owned by Teresa Dale Corbin and Stephen A. Corbin Jr.

3.

The subject property is encumbered by a Deed of Trust which was recorded on September 17, 2018, at **Instrument No. 20180917-0092105 of Davidson County**, Tennessee Records.

4.

Whereas after a review of the public records it appears that the Legal Description within the Quit Claim **Deed recorded March 13, 2017, at Instrument No. 20170313-0024324** and Quit Claim Deed recorded

June 9, 2006, at **Instrument No. 20060609-0068942** incorrectly reference the said Lot No. 143 fronts 1'10 feet and the correct reference is 110 feet.
Additionally, the Deed of Trust recorded at **Instrument No. 20180917-0092105** includes an additional clause that does not contain a reference to a vesting deed. This addition is superfluous and not necessary to identify the property.

5.

Whereas, it is the intent of this affidavit to clarify the legal description and amend it as follows for the above referenced documents:

Being Lot No. 143 on the Plan of Southwood Subdivision, or record in Book 2663, Page(s) 125 and 126 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 143 fronts 110 feet on the North side of Ash Grove Drive and extends back 285.3 on the West line and 312.3 feet on the East line to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to Teresa Dale Corbin and Stephen A. Corbin Jr. as tenants in common with right of survivor ship by Quit Claim deed from Teresa Dale Corbin of record in Instrument No. 20170313-0024324 Register's Office for Davidson County, Tennessee, dated March 01, 2017 and recorded in March 13, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 380 Ash Grove Drive Nashville, Tennessee 37211

Map & Parcel: 162-02-0-054.006.

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 23rd day of October 2025.

Sarah McDaniel (Seal)

Sworn to and Subscribed
Before me this 23
day of October, 2025

Hope Donovan Rider
- Notary Public

My Commission Expires: 3/21/2028
Notary Seal

HOPE DONOVAN RIDER
Notary Public-Arkansas
Pulaski County
My Commission Expires 03-21-2028
Commission # 12703604

Tennessee Certification of Electronic Document

I, Corey Faulkenberry, 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 10-22-2025 (date of document).

Affiant Signature

10-24-2025
Date

State of North Carolina

County of Mecklenburg

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

Notary's Signature

MY COMMISSION EXPIRES: 11/7/2027

NOTARY'S SEAL

AIDA EMAMGHORASHI
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires Nov. 7, 2027