Karen Johnson Davidson County
Batch# 1353037 AFFIDAVIT
12/03/2025 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251203-0095717

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

Cross Index Reference
Instrument No. 20091228-0117151
Instrument No. 20101122-0093578
Instrument No. 20181101-0108431
Instrument No. 20220906-0099698
Instrument No. 20220906-0099699
Davidson County, Tennessee

MTG File No.: 25-003208-02
Property Address: 1708 B Cass Street, Nashville, TN 37208
Current Owner(s): Steondra L. Conwell
Parcel ID: 081 07 0 015.00

STATE OF TENNESSEE
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.

Whereas, I have examined the chain of title to the Property located at 1708 B Cass Street, Nashville, TN 37208, which is currently owned by **Steondra L. Conwell.**

3.

Whereas, it appears that either through inadvertence and/or Scrivener's Error the legal descriptions on the following documents: Warranty Deed recorded on December 28, 2009 at

Instrument No. 20091228-0117151, Substitute Trustees Deed recorded on November 22, 2010 at Instrument No. 20101122-0093578, Warranty Deed recorded on November 1, 2018 at Instrument No. 20181101-0108431, Vesting Deed recorded on September 6, 2022 at Instrument No. 20220906-0099698 and the Subject Deed of Trust recorded on September 6, 2022 at Instrument No. 20220906-0099699 of the Davidson County, Tennessee Records, each incorrectly list the subdivision name.

4.

Whereas, it is the intent of this affidavit to clarify only the legal description of the above-mentioned documents and does not intend to change the derivation clauses. Therefore, the legal description of the above-referenced documents should be amended as follows:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:
Being Lot(s) 14-A, as shown on the map entitled Zone Lot Division, Lot No. 14, **A. C. Dudley's Subdivision**, of record in Plat Book 6200, Page 373, amending Plat Book 161, Page 10, Registers Office for Davidson County, Tennessee.

5.

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 1st day of December, 2025.

Sworn to and Subscribed
Before me this 1st
day of December 2025

(Seal)
Sarah McDaniel

- Notary Public

My Commission Expires: 07-24-2035
Notary Seal

LATISHA NICOLE LAMB
Notary Public-Arkansas
Faulkner County
My Commission Expires 07-24-2035
Commission # 00007054

25-003208-02 | Conwell

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 12.1.2025 (date of document).

Affiant Signature

12.2.2025
Date

State of North Carolina

County of Mecklenburg

Sworn to and subscribed before me this 2 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: November 7 2027

NOTARY'S SEAL

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