Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard
Suite 130
Nashville, TN 37215
File No. 240246952

Karen Johnson Davidson County
Batch# 1425136 AFFIDAVIT
05/26/2026 02:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260526-0047672

AFFIDAVIT OF KATE ROSENTHAL, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on March 26, 2024, Kate Rosenthal, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she prepared a Warranty Deed transferring property located at 7252 Highway 70 South, Unit 602, Nashville, TN 37221 from Bradley M. Warren and Caverly G. Warren, husband and wife, to Frank Remillard, an unmarried man.

WHEREAS, on March 26, 2024, Kate Rosenthal, Attorney at Law, sent for recording said Warranty Deed, but the legal description contained the following error, "Lot 58, Unit No. 602 . . ." and it should have read Unit No. 58. The complete and correct legal description should have read:

> Land in Davidson County, Tennessee, **being Unit No. 58,** Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded at Instrument No. 20000720-0071772; and re-recorded at Instrument No. 20000828-0084760, Register' s Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed, for a more complete identification and location of said Unit.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20240326-0020924, by scrivener's error, and Kate Rosenthal, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Kate Rosenthal, 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, Kate Rosenthal, 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 22 day of May, 2026.

NOTARY PUBLIC
My Commission Expires: 5/8/2028

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

True Copy Certification

I, Kristen Jacoby, 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 is a true and correct copy of the original document executed and authenticated according to law on May 22. 2026.

Kristen Jacoby
Signature

Date: 5/26/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 26 day of May, 2026.

Kim Murray
Notary Public

My commission Expires: 2/23/30

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SEAL