Karen Johnson Davidson County
Batch# 1442451 AFFIDAVIT
07/06/2026 12:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260706-0060435

THIS INSTRUMENT WAS PREPARED BY:
Gardner Title & Escrow
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

# SCRIVENER'S AFFIDAVIT

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

This affidavit is being given for the purpose of amending the Quitclaim Deed from Meredith McClendon Freeman to Aisha Westbrook, unmarried, and Dawann Westbrook, unmarried, as tenants in common, dated October 9, 2020, of record in Instrument Number 20210128-0012944, and recorded on January 28, 2021, in the Register's office of Davidson County, Tennessee.

Comes now, Matthew G. Noggle, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of his personal knowledge as follows:

1. On or about October 9, 2020, I prepared said Quitclaim Deed to convey property located at 1501 Underwood Street, Nashville, TN 37209.

2. That through inadvertence, there was an error in the legal description included in said Warranty Deed.

3. The legal description should be replaced with the legal description contained on Exhibit "A" attached hereto.

4. That he knows of his own personal knowledge that correction of this deed is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

[Signature on the following page]

FURTHER AFFIANT SAYS NOT.

Witness my hand this 1 day of July, 2026.

**Matthew G. Noggle**

Sworn and subscribed before me this 1 day of July, 2026.

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

Notary Public

My Commission Expires: 5-8-2029

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Matthew G. Noggle, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 1 day of July, 2026.

Notary Public

My Commission Expires: 5-8-2029

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

## EXHIBIT "A"

## DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being the Easterly 40 feet on the Westerly one-half of Lot No. 262 on the Plan of McGavock, Wetmore and others Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Aisha Westbrook, unmarried, and Dawann Westbrook, unmarried, as tenants in common, by Quitclaim Deed from Mark McClendon, of record in Instrument No. 20210128-0012946, in the Register's Office of Davidson County, Tennessee, dated November 27, 2020 and recorded on January 28, 2021.

Being the same property conveyed to Aisha Westbrook, unmarried, and Dawann Westbrook, married, as tenants in common, by Quitclaim Deed from Meredith McClendon Freeman, of record in Instrument No. 20210128-0012944, in the Register's Office of Davidson County, Tennessee, dated October 09, 2020 and recorded on January 28, 2021.

Being the same property conveyed to Aisha Westbrook, unmarried, and Dawann Westbrook, married, as tenants in common, by Quitclaim Deed from Angela McClendon Johnson, of record in Instrument No. 20210128-0012945, in the Register's Office of Davidson County, Tennessee, dated August 12, 2020 and recorded on January 28, 2021.

Being the same property conveyed to Lauren Westbrook, Dawann Westbrook, Aisha Westbrook, Meredith Freeman, Mark McClendon, and Angela Johnson, as tenants in common, a one-sixth (1/6), undivided interest, by Administrator's Deed from Angela Johnson, Administrator for the estate of Virginia Westbrook, of record in Instrument No. 20150203-0009944, in the Register's Office of Davidson County, Tennessee, dated November 19, 2014 and recorded on February 03, 2015. Virginia Westbrook is now deceased as shown in the Probate Court for Davidson County, Tennessee, Docket No. # 11P824.

Being the same property conveyed to Fred Westbrook, Sr and wife Virginia Westbrook, by Quitclaim Deed from Gloria Westbrook, of record in Book 10489, Page 119, in the Register's Office of Davidson County, Tennessee, dated May 22, 1997 and recorded on June 11, 1997.

Being the same property conveyed to Fred Westbrook, Sr., and wife, Virginia Westbrook, by Warranty Deed from Fred Westbrook, Jr, of record in Book 7775, Page 85, in the Register's Office of Davidson County, Tennessee, dated February 16, 1989 and recorded on February 17, 1989.

# TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 July 1, 2026.

Affiant Signature

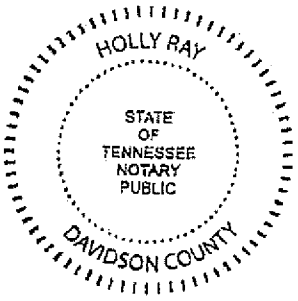
July 1, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of July, 2026.




Notary's Signature

My Commission Expires: 03/09/27