Karen Johnson
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Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20260713-0062727

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

AFFIDAVIT OF SHIRA KINGREY, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on June 26th, 2026, 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 Warranty Deed transferring property located at 3510 Robin Road Nashville, TN 37204 from JB Partners, a Tennessee General Partnership to David L. Shapiro and Carol L. Shapiro, as Trustees of the Shapiro Family Trust under agreement dated August 24, 2015, as amended and restated February 2, 2023, and as amended July 16, 2024.

WHEREAS, through an inadvertent clerical or scrivener's error in the preparation of the Warranty Deed for recording, Tract 2 of the legal description was omitted, although it was the intent of the Grantor and Grantees that the conveyance include both Tract 1 and Tract 2 as set forth below;

WHEREAS, the Warranty Deed was recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20260630-0059045, containing the foregoing scrivener's error. This Affidavit is made solely to correct that clerical error in the legal description and to confirm the legal description intended to be conveyed by the parties. No other term of the Warranty Deed is modified or affected hereby.

WHEREAS, the complete and correct legal description of the property intended to be conveyed by the Warranty Deed is as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot(s) 85, as shown on the map entitled Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2:
Land in Davidson County, Tennessee, being the northerly 25 feet of Winston Place, now abandoned on the plan of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County, lying between Lots 85 and 87, as shown on said plan and by reason of Ordinance No. 68 Oak Hill, a certified copy of which is of record in Book 3813, page 188, Register's Office for Davidson County, Tennessee, and by reason of instruments of record in Book 4356, pages 686 and 688, Register's Office for said County.

NOW, THEREFORE, Affiant executes this Affidavit for the purpose of correcting the foregoing scrivener's error in the legal description contained in the Warranty Deed recorded as Instrument No. 20260630-0059045 and confirming the complete legal description of the property intended to be conveyed.

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 10th day of July, 2026.

NOTARY PUBLIC

My Commission Expires:_____

