THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M165340

Bill Garrett Davidson County
Batch# 70215 AFFIDAVIT
03/16/2018 12:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180316-0025111

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTORS: Capitol Homes,, Inc., a TN Corporation (Grantor)
GRANTEES: Younis G. Younic and Zakiya Younis, husband and wife and Sharmeen Younis, a single woman (Grantee)

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being all of Lot No. 92, Delvin Downs, Phase Two, a Residential Planned Unit Development, as the same appears on survey and plat of record in Instrument No. 20160929-0102578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

ADDRESS: 8029 Brockman Lane, Nashville, TN 37211

Comes, Jessica Lascelle, employee of Midtown Title, LLC, and duly authorized agent, first being duly sworn, and deposes and says:

1. I am an employee of Midtown Title, LLC and Authorized Agent of Midtown Title, LLC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief.

2. My office prepared the Warranty Deed to convey the above described property from Capitol Homes, Inc., a TN Corporation (Grantor) to Younis G. Younic and Zakiya Younis, husband and wife and Sharmeen Younis, a single woman (Grantee). The said Warranty Deed was executed by the Grantors and delivered to the Grantees on March 22, 2017, and then recorded on March 27, 2017 in Instrument No. 20170327-0029642, in the Register's Office for Davidson County, Tennessee.

3. It has come to my attention that the said Warranty Deed contains a typographical error in that it purports said error of the deed reference in the derivation clause as 20161011 010742 which is an error and a nullity since the error instrument number reflected does not pertain to the above described legal description of subject property. The correct deed reference should have read 20161011 0107408.

4. The purpose of this Affidavit is to correct the typographical error in the said Warranty Deed to reflect the correct deed reference in derivation clause to read 20161011 0107408.

5. All other matters contained in said Warranty Deed remain the same.

6. Further Affiant sayeth naught.

WITNESS MY HAND on this 16 day of March, 2018.

X _____

Name: Jessica Lascelle Authorized Agent, for Midtown Title, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jessica Lascelle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes there in contained, by signing the name of the corporation by herself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of March, 2018.

_____

Notary Public

My Commission Expires: 4-28-17

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY