Karen Johnson Davidson County
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Fees: $17.00 Taxes: $0.00
20190515-0045763

Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, RACHEL L. BELL, a principal, or employee, of PINNACLE TITLE & ESCROW, LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20070725-0088354.

2) That the Grantor(s) in said document was Mohsen L. Fahim and Treaza A. Tadrus.

3) That the Grantee(s) in said document was Siad E. Fahim and Fawzia Hana.

4) That the date of execution of said document was July 12, 2007.

The real property affected by the said document is municipally known as 1220 Twin Circle Drive located in the city/town of Nashville, Davidson County, TN and is more particularly described to wit:

> Lot No 7 on the Plan of Forest Cove, Phase 1, of record in Plat Book 9700, Pages 954 and 955, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

5) That due to scrivener's error or oversight, said document was recorded with the following error:

1. Grantor Treaza A. Tadrus should have been listed as the wife of Mohsen L. Fahim and Treaza A.Tadrus name should be corrected as Treaza A. Tadrous.

2. Legal description in the document incorrectly referenced the Plat Book and Page and has been since corrected by a scriverner's affidavit dated by the previous recorded Warranty Deed and recorded April 25, 2019 as instrument no. 20190425-0038250, in the Register's Office of Davidson County.

6) That the above mentioned error is corrected to read as follows, instead:

1. Grantor and spouse of Mohsen L. Fahim should be referenced throughout the Warranty Deed as *wife, Treaza A. Tadrous*.

2. The Legal Description should read as follows based on the Corrected Warranty Deed in the Title Search and Chain of Title of Record in Instrument No. 200010712-0074223, recorded in the Register of Deed's Office in Davidson County, TN.

Land in Davidson County, Tennessee, being Lot 7 on the Plan of Forest Cove, Phase 1, of record in Plat Book 9700, Pages 754 and 755, recorded in the Register of Deeds Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

7) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

8) That said correction attempt to the legal description has also been made for previous Warranty Deeds of record in the chain. Erroneous attempt by Affidavit of Scrivener's Error recorded on April 4, 2019 at Instrument Number 20190404-0030650. Said correction to the legal description has also been made to previous Warranty Deeds of record in the chain by Affidavit of Scrivener's Error of record at Instrument Number 20190416-0034507 recorded on April 16, 2019, and of record at Instrument Number 20190425-0038250 in the Register's Office for Davidson County, on April 25, 2019.

EXECUTED on the 7th day of May, 2019.

Rachel L. Bell, COO & Closing Attorney
Pinnacle Title & Escrow, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the7th day of **May, 2019**, before me, the undersigned officer, personally appeared **Rachel L. Bell** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

LILLIAN MACHADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019