This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

Karen Johnson Davidson County
Batch# 523093 AFFIDAVIT
12/01/2020 02:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201201-0139572

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 23rd day of November, 2020, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared and/or recorded a Warranty Deed of record in **Instrument Number 20201109-0131101**, Register's Office for Davidson County, Tennessee, by and between **Bryan A. Joosse and Timothy Joosse** (Grantor) and **Denis Dedenko** (Grantee).

2. That the New Owner's name and Grantee's name in said Warranty Deed was recorded with a typographical error in that the Grantee's last name is incorrect.

3. That the correct name of the Grantee should read:

   Denis Didenko, an unmarried man

4. That the New Owner's name should read:

   Denis Didenko

5. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of November 2020.

NOTARY PUBLIC

My Commission Expires: _____

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024