This Instrument Prepared by:
Music City Estate Law
1650 Murfreesboro Road, Suite 208
Nashville, TN 37067

Karen Johnson Davidson County
Batch# 541830 AFFIDAVIT
12/23/2020 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201223-0152831

SCRIVENER'S AFFIDAVIT

Address Owner:	Send Tax Bills to:	Map-Parcel #:
Zabihollah Shahhosseini 4019 Devinney Drive Franklin, TN 37064	Zabihollah Shahhosseini 4019 Devinney Drive Franklin, TN 37064	Part of 072-11-0-274

Comes now Justin M. Gilbert, who is over eighteen (18) years of age and whose address is 1650 Murfreesboro Road, Suite 208, Franklin, TN 37067 and would state as follows:

I prepared the below described Quitclaim Deed purporting to describe certain real property located in Davidson County, Tennessee conveyed from Zabihollah Shahosseini to Ali Shahosseini, Trustee of the Zabihollah Shahhosseini Living Trust dated November 24, 2020.

This deed was recorded on December 8, 2020 as Instrument No. **20201208-0142596**, in the Register's Office for Davidson County, Tennessee.

The legal description contains an unintentional scrivener's error. The correct legal description which should have appeared in the Quitclaim deed recorded as Instrument No. **20201208-0142596**, is as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2141 Burns Street, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190531-0051987 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Zabihollah Shahosseini, by Warranty Deed from D-Cor Development, LLC, a Tennessee limited liability company, dated March 28, 2019, recorded April 1, 2019, of record in Instrument No. 20190401-0029136, Register's Office for Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of December 2020.

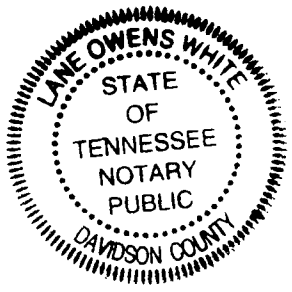
Justin M. Gilbert, Esq.

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Lane Owens White, Notary Public, Justin M. Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, December 22, 2020.

[Seal]



Lane Owens White, Notary Public
My commission expires: July 09, 2022

Tennessee Certification of Electronic Document

I, Lane White, do hereby make other that I am 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.

Lane White

Signature

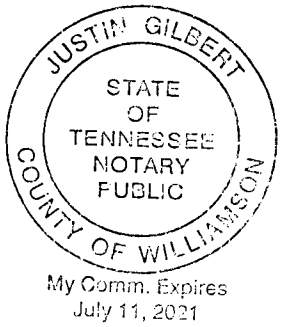
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Justin Gilbert, a Notary Public for this county and state, Lane White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Justin Gilbert

Notary Public

My commission expires: 7-11-2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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