Prepared by and return to:
Foundation Title & Escrow Franklin
7112 Crossroads Blvd, Ste. 100
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 586249 AFFIDAVIT
03/08/2021 08:25:30 AM 1 pg
Fees: $12.00 Taxes: $0.00
20210308-0029692

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS, this affidavit is executed and recorded to correct a certain Warranty Deed executed by Darren Orton and Laura Friggeri, husband and wife, to Justin S. Osborne and Leila Shahindinia, husband and wife, dated February 17, 2021 and recorded February 23, 2021 in Instrument No. 20210223-0022200 , Register's Office for Davidson County, Tennessee;

WHEREAS, Foundation Title & Escrow Franklin , prepared the Warranty Deed of record in Instrument No. 20210223-0022200, Register's Office for Davidson County, Tennessee, and hereby acknowledges that through inadvertence and due to scrivener's error, one of the grantee's last name was misspelled was entered as Shahindinia

WHEREAS, the correct spelling of the grantee's last name, in the Warranty Deed of record in Instrument No. 20210223-0022200 , Register's Office for Davidson County, Tennessee, is Shahidinia

NOWTHEREFORE, I, Tameika Jones do attest and affirm that the correct vesting of the grantee's should read as Justin S. Osborne and Leila Shahidinia, husband and wife.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 5th day of February, 2021.

Tameika Jones
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Affiant, the 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 at La Vergne, Tennessee, this 5th day of February, 2021.

Kenyon J. Sales
Notary Public

Commission Expires: May 9, 2023

TAX MAP & PARCEL: 155 16 0A 063.00

File: FRN-2100648SSO

Land in Davidson County, Tennessee, being Lot No. 76, on the Plan of Traceside, Section 2, of record in Book 7900, Pages 980 and 981, Register's Office for said County,

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY