Karen Johnson Davidson County
Batch# 705616 AFFIDAVIT
08/27/2021 08:10:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210827-0115655

## Scrivener's Affidavit of Preparation of Warranty Deed

***(reference to Warranty Deed of record in Instrument No. 20210222-0021016, Register's Office of Davidson County, Tennessee.)***

Comes now Highland Title, LLC, by and through its authorized agent, and states on oath:

1. That Highland Title, LLC prepared a certain Warranty Deed dated February 12, 2021, wherein **Diana M. Szostecki, unmarried**, was the grantor and **Dungeng Peng and Yuanchun Wang, husband and wife**, were the grantees;
2. That said Warranty Deed incorrectly stated the Grantee's name as **Dengeng Peng and Yuanchun Wang, husband and wife** when it should have been shown as **Dungeng Peng and Yuanchun Wang, husband and wife**.
3. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20210222-0021016 on 2/12/21;
4. This affidavit is to confirm the correct spelling of the Grantee's name is **Dungeng Peng and Yuanchun Wang, husband and wife**.
5. That this affidavit is given to correct the mistakes and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Highland Title, LLC

By: Brenda Huntsman
Brenda Huntsman, Authorized Agent

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Brenda Huntsman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 26th day of August, 2021.

Notary Public
My commission expires: 7/2/2024

This instrument prepared by:
Highland Title, LLC
879 GreenLea Blvd, Suite 102
Gallatin, TN 37066

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, BRENDA HUNTSMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8.26.21.

Date

Brenda Huntsman

Affiant Signature

8.26.21

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 26th day of August, 2021.

Notary's Signature

My Commission Expires: 7/2/2024

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY