Karen Johnson Davidson County
Batch# 781485 AFFIDAVIT
12/29/2021 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211229-0171312

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow Series, LLC
277 Mallory Station Rd., Ste 102
Franklin, TN 37067

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (27)

GRANTOR: Sandra Goodwin, a single woman

GRANTEES: Sameer Rai and Monu Rai, husband and wife

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Subdivision Plat of Section One, Indian Creek Estates of record in Plat Book 9700, Page (s) 556 and 557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

ADDRESS: 6545 Broken Bow Drive, Antioch, TN 37013

Comes now, Ashley W. Morgan , authorized custodial agent for recordable documents first being duly sworn, and deposes and says:

She is an Authorized Agent for Foundation Title & Escrow Series, LLC, being duly sworn according to law, does hereby make oath that the following statements are true to the best of her information, knowledge, and belief:

I reviewed and authorized the preparation, as authorized custodial agent of Foundation Title & Escrow Series, LLC for the Warranty Deed that conveyed the above- described property from Sandra Goodwin, a single woman ("Grantor") to Sameer Rai and Monu Rai, husband and wife ("Grantee"). Said Warranty Deed was executed by the Grantor and delivered to the Grantees on September 3, 2021, and recorded on September 9, 2021, Instrument No. 20210909-0121051, Register's Office for Davidson County, Tennessee.

1. It has come to my attention that the Warranty Deed contained an error in that it purports to convey the above-referenced property to Sameer Rai and Monu Rai, as husband and wife. The reference to husband and wife was an unintentional error as it was the intention of the Grantee to vest the property to Sameer Rai and Monu Rai, Joint Tenants with right of survivorship.

2. The purpose of this Affidavit is to permanently correct the Grantee's vesting to Sameer Rai and Monu Rai, Joint Tenants with right of survivorship.

3. All other matters contained in said Warranty Deed remain the same.

4. Further Affiant sayeth naught.

WITNESS MY HAND on this 15th day of December, 2021.

X _____
Print Name: Ashley W. Morgan
Authorized Agent for Foundation Title & Escrow Series, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley W. Morgan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2021.

KAILEY B. DEMASTUS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

_____
Notary Public
My Commission Expires: 08/20/2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/15/2021 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/15/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of December, 2021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

