Record & Return to:

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
7-13575-SC

Karen Johnson Davidson County
Batch# 784657 AFFIDAVIT
01/05/2022 09:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220105-0001653

**AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)**

The undersigned, Jake Moore, who is over eighteen (18) years of age and states that he is an Authorized Agent for Momentum Title, LLC, and he makes oath that the following statements are true to the best of his knowledge, information and belief:

That my office prepared the Warranty Deed for the conveyance of 621 Magnolia Lane, Nashville, Tennessee 37211 (the "Property") by and between Sara L. Perry, married, fka Sara L. Holbert, unmarried (as "Grantor") and Priyanka Karem, a single woman (as "Grantee"), filed of record on September 8, 2021, in Instrument No. 20210908-0120502, Register's Office for Davidson County, Tennessee.

WHEREAS, after recordation, it has come to my attention that the Warranty Deed contained an unintentional typographical vesting error in that said Warranty Deed purports to convey the above-referenced Property to Priyanka Karem, a single woman; and

WHEREAS, the Grantee on said Warranty Deed should have included the spouse of Priyanka Karem, Lokesh Vegi, which was an unintentional error as the Grantee should read on said Warranty Deed as **Priyanka Karem and Lokesh Vegi, wife and husband**; and

WHEREAS, the purpose of this Affidavit is to permanently amend the typographical vesting error on said Warranty Deed by correcting the Grantees' names to read as **Priyanka Karem and Lokesh Vegi, wife and husband.**

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Jake Moore do hereby amend the Warranty Deed to correct the name of the Grantee so that it reads as **Priyanka Karem and Lokesh Vegi, wife and husband.**

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

Further Affiant sayeth naught.

WITNESS MY HAND on this 29th day of December, 2021.

Momentum Title, LLC

By: _____
Jake Moore, as Authorized Agent

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jake Moore, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Authorized Agent of Momentum Title, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by personally signing the name of the limited liability company as its Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this the 29th day of December, 2021.

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

_____
Notary Public
My Commission Expires: _____

- **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** 12/29/2021 **(date of document).**

  Kirsten Virden

  **Affiant Signature**

  **Date:** 12/29/2021

  **State of** Tennessee

  **County of** Davidson

  **Sworn to and subscribed before me this** 29 **day of** December, 2021.

  Rachel Marie Collins

  **Notary Signature**

  **MY COMMISSION EXPIRES:** 3.10.2024

  **Notary's Seal (if on paper)**

