Karen Johnson Davidson County
Batch# 844188 AFFIDAVIT
04/22/2022 11:17:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220422-0046756

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

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 305 Marigold Drive, Nashville, Tennessee 37211 (the "Property") by and between Chris Branch, a married man (as "Grantor") and Christopher Kellyn, an unmarried man and Rebecca Fleenor, an unmarried woman, as Tenants in Common with Rights of Survivorship (as "Grantee"), filed of record on March 24, 2022, in Instrument No. 20220324-0033871, Register's Office for Davidson County, Tennessee.

WHEREAS, after recordation, it has come to my attention that the Warranty Deed contained an unintentional typographical error in that the name of one of the Grantees, Christopher Kellyn, is misspelled; and

WHEREAS, the misspelling of said Grantee's name on said Warranty Deed was an unintentional error, and should instead read on said Warranty Deed as **Christopher Kelly, an unmarried man**; and

WHEREAS, the purpose of this Affidavit is to permanently amend the typographical error on said Warranty Deed by correcting the said Grantee's name to read as **Christopher Kelly, an unmarried man**, and together, the Grantees' names should read as **Christopher Kelly, an unmarried man and Rebecca Fleenor, an unmarried woman, as Tenants in Common with Rights of Survivorship**.

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 said Grantee so that it reads as **Christopher Kelly, an unmarried man and Rebecca Fleenor, an unmarried woman, as Tenants in Common with Rights of Survivorship**.

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

Further Affiant sayeth naught.

WITNESS MY HAND on this 13th day of April, 2022.

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 13th day of April, 2022.

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

_____
Notary Public
My Commission Expires: 6/25/25

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am 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 April 13, 2022.

Lauren Weber
Affiant Signature

April 13, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of April, 2022.

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

