Karen Johnson Davidson County
Batch# 884387 AFFIDAVIT
07/06/2022 08:49:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220706-0077687

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File No.: 1-17261-TC

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 Midtown 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 736 Maple Place, Nashville, TN 37216 (the "Property") by and between Travis Jaynes and Melissa Jaynes, husband and wife (as "Grantor") and Resicap Tennessee Owner II LLC, a Delaware Limited Liability Company (as "Grantee"), filed of record on May 25, 2021, in Instrument No. 20220525-0060945, 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 of the plat reference in the legal description in that the plat reference currently reads as "Phase V Poplar Glen Maplewood Lane"; and

WHEREAS, the plat reference in the legal description on said Warranty Deed should instead read as **Phase V, Poplar Glen**; and

WHEREAS, the purpose of this Affidavit is to permanently amend the typographical error of the plat reference in the legal description on said Warranty Deed by correcting the plat reference to read as **Phase V, Poplar Glen.**

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Jake Moore do hereby amend the Warranty Deed to correct the plat reference so that it reads as **Phase V, Poplar Glen.**

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

Further Affiant sayeth naught.

WITNESS MY HAND on this 5th day of July, 2022.

Midtown 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 Midtown 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 5th day of July, 2022.

_____
Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, 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 July 5, 2022.

Tori Cole

Affiant Signature

Date: 7/5/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 5, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

