Karen Johnson Davidson County
Batch# 916788 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
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THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201

Box 36

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

WHEREAS, by Warranty Deed dated August 4, 2021, of record as Instrument No. **20210809-0106969**, in the Register's Office for Davidson County, Tennessee, Mark Allen Lynn and Heather Lynn, husband and wife, Grantors, conveyed to Abdulgader Omar, dated August 4, 2021, Grantee, certain property described therein; and

WHEREAS, said Warranty Deed contained errors in the Grantee's name and in the purchase price.

NOW, THEREFORE, comes Richard W. Sebastian, Attorney at Law, a partner of Ortale Kelley Law Firm and a resident of Davidson County, Tennessee, hereinafter referred to as **"Affiant,"** being duly sworn according to law, states as follows:

THAT AFFIANT, did on August 4, 2021, prepare said Warranty Deed by and between the above parties to convey real property in Davidson County, Tennessee; that Grantee's name was incorrect in said Warranty Deed and that said Warranty Deed is hereby corrected to show the Grantee's name as Abdulqader Omar.

THAT AFFIANT, prepared said Warranty Deed by and between the above parties to convey real property located in Davidson; that said Deed stated in error that the purchase price of the property was **$275,000.00** and is hereby corrected to **$270,000.00**.

THAT Affiant makes this Affidavit for the purpose of correcting said errors contained in the Warranty Deed of record as Instrument No. **20210809-0106969**, in the Register's Office for Davidson County, Tennessee, which was a scrivener's error rather than any expression of intent by the parties thereto.

It is expressly agreed that all other terms and provisions of said Warranty Deed shall remain in full force and effect.

Executed at Nashville, Tennessee, this the 11th day of August 2021.

Richard W. Sebastian – Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally, appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written.

June E Rowell

NOTARY PUBLIC

MY COMMISSION EXPIRES:

5/5/2025

