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

Karen Johnson Davidson County
Batch# 941086 AFFIDAVIT
11/14/2022 03:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221114-0121476

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

PARCEL ID: 086 13 0 020.00
GRANTOR: Heather E. Roberts
GRANTEE: Edwin Merchante, unmarried, and Ulises Merchante, unmarried
CROSS-REFERENCE: Instrument Number 20211129-0157347

The purpose of this Affidavit is to correct the stated name of the Grantees on the Warranty Deed.

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of Section Three, Lakeside Woods Estates, as shown on plat of record in Plan Book 7900, Pages 218, 219 & 220, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Heather E. Roberts, an unmarried woman, by Warranty Deed from Nicholas A. Lee, unmarried and Jenna M. Monks-Lee, unmarried, as joint tenants with the right of survivorship, of record in Instrument No. 20140801-0068721, in the Register's Office of Davidson County, Tennessee, dated July 9, 2014 and recorded on August 1, 2014. Scrivener's Affidavit recorded in Instrument No. 20151211-0124603.

ADDRESS: 3624 Pierside Drive, Nashville, TN 37076

I, Charles D. Lightsey, as an Attorney for Momentum Title, LLC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my knowledge, information, and belief:

Our office **drafted but did not record** a Warranty Deed executed by Heather E. Roberts, as Grantor, to Edwin Merchante, unmarried, and Ulises Merchante, unmarried, as Grantees. The Warranty Deed was recorded on November 29, 2021, as Instrument Number 20211129-0157347, in the Register's Office for Davidson County, Tennessee.

The said Warranty Deed contains a drafting error. Through inadvertence and mistake, the Warranty Deed named the Grantees as "Edwin Merchante, unmarried, and Ulises Merchante, unmarried" **The actual names of the Grantees should have been: Edwin Marchante, unmarried, and Ulises Marchante, unmarried.**

Therefore, the purpose of this Affidavit is to correct the stated name of the Grantees on the Warranty Deed. All other matters contained in said Warranty Deed remain the same, except as otherwise previously corrected.

Further Affiant sayeth naught.

WITNESS MY HAND on this 14th day of November 2022.

Momentum Title, LLC

By: _____
Charles D. Lightsey, Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles D. Lightsey, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Attorney at Momentum Title, LLC, a Tennessee limited liability company, the within named Affiant, and that he as such Attorney, executed the foregoing instrument for the purposes there in contained by personally signing the name of the company as its Attorney.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of November 2022.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11-6-2024

Certificate of Authenticity

I, Charles D Lightsey, 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 November 14, 2022

Affiant Signature

11/14/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of Nov 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

