Karen Johnson Davidson County
Batch# 946548 AFFIDAVIT
12/01/2022 01:33:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221201-0125921

THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the legal description on the Warranty Deed of record in Instrument Number 20150727-0073209, Register's Office for Davidson County, Tennessee. Said deed was granted by **Simon Ghattas and wife, Magdolin Ageed (n/k/a Magdolin Ageed Ghattas)** to **Shenouda M. Nakady and Mariam Nakady, husband and wife.**

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title, LLC prepared the above mentioned Warranty deed, and I, Andrew H. Maloney was the President of Nashville Title, LLC.

2. On or about the 21st day of July, 2015, my office, prepared a Warranty Deed in which **Simon Ghattas and wife, Magdolin Ageed (n/k/a Magdolin Ageed Ghattas)**, conveyed a certain parcel of land in Davidson County to **Shenouda M. Nakady and Mariam Nakady, husband and wife**, which Warranty Deed is of record in Instrument Number 20150727-0073209, Register's Office for said County.

3. That the property description on the Warranty Deed identified the plat page incorrectly as follows:

   Land in Davidson County, Tennessee, being Lot No. 11 on the plan of FOREST COVE SUBDIVISION, PHASE 2, A PLANNED UNIT DEVELOPMENT, as shown by plat appearing of record in Plat Book 9700, Page 976-977, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

4. That the intent of the parties to the transaction was that the deed should have stated as follows:

   Land in Davidson County, Tennessee, being Lot No. 11 on the plan of FOREST COVE SUBDIVISION, PHASE 1, A PLANNED UNIT DEVELOPMENT, as shown by plat appearing of record in Plat Book 9700, Page 754-755, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Further affiants say not.

ANDREW H. MALONEY

STATE OF Tennessee }
COUNTY OF Williamson }

Sworn to and subscribed before me this 1 day of December, 2022.

My commission expires:
2/7/2026

NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1 day of December, 2022.

My Commission expires:
2/7/2026

NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/1/2022 (date of document).

Affiant Signature
Date 12/1/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of December, 2022

Notary's Signature
MY COMMISSION EXPIRES 2/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY