Karen Johnson Davidson County
Batch# 969326 AFFIDAVIT
02/09/2023 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230209-0009688

THIS INSTRUMENT WAS PREPARED BY:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

AFFIDAVIT IN FURTHERANCE OF TITLE

This affidavit is given for the purpose of correcting or clarifying recording references contained in the Warranty Deed, between Nabil Attana and Sammy Said, as tenants in common, "the Grantors" and Mustafa Jaafar, "the Grantee", dated September 26, 2019 and filed of record in Instrument No.20191004-0101995, in the Register's Office for Davidson County, Tennessee.

Comes now, Greg Fairbetter, who having first been duly sworn according to law, depose and say:

1. That I am the Managing Member of Broker Title & Escrow, LLC.

2. The Warranty Deed erroneously contained an inaccurate derivation clause:

   Being the same property conveyed to Nabil Atana and Sammy Said, as tenants in common by Warranty Deed from Raymond L. Smith, Jr., Lindsay Mencer, James Nicholas Smith and Walter Smith dated June 19, 2-19, of record in Instrument No. 20190717-0069793, Register's Office Davidson County, Tennessee.

3. The above referenced Instrument No. 20190717-0069793 was VOIDED by the Davidson County Register's of Deeds Office because the simultaneously recorded Affidavit of Heirship did not include the mentioned "Exhibit A".

4. The Affidavit of Heirship has since been recorded in Instrument No. 20221220-0131310 and the Warranty Deed has since been recorded in Instrument No. 20221220-0131311, in the Register's Office for Davidson County, Tennessee.

   See attached Exhibit A and B for copies of the Voided Documents.

5. The Warranty Deed is hereby corrected to reflect the accurate derivation clause:

   Being the same property conveyed to Nabil Atana and Sammy Said, as tenants in common by Warranty Deed from Raymond L. Smith, Jr., Lindsay Mencer, James Nicholas Smith and Walter Smith dated June 19, 2019, of record in Instrument No.20221220-0131311, Register's Office Davidson County, Tennessee.

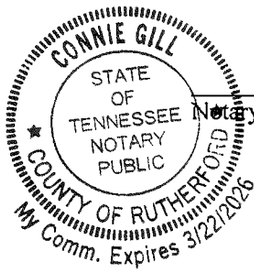
Further Affiant Sayeth Not.

Broker Title & Escrow, LLC

Greg Fairbetter, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of January, 2023.



Notary Public

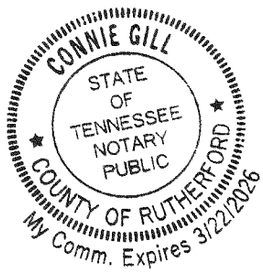
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public for the State of Tennessee, personally appeared Greg Fairbetter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Broker Title & Escrow, LLC the within named bargainor, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Managing Member.

Witness my hand, at Nashville, Tennessee this 19th day of January, 2023.

My Commission Expires:

Notary Public



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1/19/23 (date of document).

Affiant Signature

2/5/23
Date

State of Tennessee

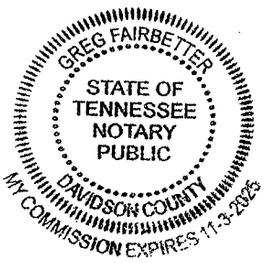
County of Davidson

Sworn to and subscribed before me this 5th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212