Karen Johnson Davidson County
Batch# 1020581 AFFIDAVIT
06/29/2023 09 23 00 AM 3 pgs
Fees $17 00 Taxes $0 00
20230629-0049587

This instrument prepared by
Lighthouse Title and Escrow, LLC
301 S Perimeter Park Drive, Ste 125
Nashville, TN 37211

Affidavit of Scrivener's Error

This Affidavit is being executed for the purpose of placing of record a Corrected execution and Notary Date executed by Mansour Morgan to George Yousef and Marian Morgan by Warranty Deed executed October 11th, 2021 and filed for record October 7th, 2021 in Instrument No.20211007-0134749, Register's Office for Davidson County, Tennessee.

Comes now Carl E. Dunphy II, who having first been duly sworn according to law, depose and say:

1. I am the owner of Closer and Notary for the Warranty Deed.

2. On or about the 5th day of October, 2021, my office under my direction, prepared a Warranty Deed in which the Warranty Deed was presented to the seller for signing with an incorrect Date of October 11th, 2021.

3. Said Warranty Deed is incorrect due to an incorrect execution and Notary Date.

4. The intent was to have shown correct signing and notary date of October 5th, 2021, Corrected Certificate of Acknowledgments are attached hereto to correct Warranty Deed dates and notary acknowledgments.

Further affiants say not.

Carl E. Dunphy II, scrivener

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Carl E. Dunphy II, 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 an official seal at office this 27 day of June, 2023.

Notary Public

My Commission Expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Exhibit A

This Instrument Prepared by:
Lighthouse Title and Escrow, LLC
301 S. Perimeter Park Dr., Ste 125
Nashville, Tennessee 37211

CORRECTED CERTIFICATE OF ACKNOWLEDGMENT

WHEREAS, on the 5th day of October, 2021, Carl E Dunphy II did cause to be executed and acknowledged a Warranty Deed, for the benefit of George Yousef and Marian Morgan, and said Warranty Deed was duly recorded on October 7th, 2021 in Instrument No. 20211007-0134749, Register's Office for Davidson County, Tennessee; and

WHEREAS, the undersigned Carl E Dunphy II, who was a duly commissioned Notary Public on the date the Warranty Deed was executed and who is presently qualified as a Notary Public under the same/new commission, did take the acknowledgment of the execution of said Warranty Deed; and

WHEREAS, the certificate of acknowledgment is incorrect in the following particular, to wit: **Notary executed date incorrect**

NOW, THEREFORE, I, Carl E. Dunphy II, a Notary Public for the State of Tennessee in accordance with *Tennessee Code Annotated §§* 66-26-114 and 115, do authorize the Register of Deeds for Davidson County, Tennessee, to record the following corrected and additional certificate of acknowledgment of the said Deed of Trust, to wit:

State of Tennessee
County of Davidson

On the 5th day of October, 2021, personally appeared before me, the undersigned authority, a Notary Public for said County and State, George Yousef, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2021.

My current commission expires.

7-21-2026

Notary Public

CARL E DUNPHY II · STATE OF TENNESSEE NOTARY PUBLIC · SUMNER COUNTY

IN WITNESS WHEREOF, I, Carl E. Dunphy II, a Notary Public for the State of Tennessee have hereunto set my hand and seal this 20th day of June, 2023.

Carl E. Dunphy II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, Carl E. Dunphy II, 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 20th day of June, 2023.

My Commission Expires:

10-23-25

Notary Public

JONATHON TRISTON JACOBS · STATE OF TENNESSEE NOTARY PUBLIC · COUNTY OF RUTHERFORD

Exhibit B

This Instrument Prepared by.
Lighthouse Title and Escrow, LLC
301 S. Perimeter Park Dr., Ste 125
Nashville, Tennessee 37211

CORRECTED CERTIFICATE OF ACKNOWLEDGMENT

WHEREAS, on the 5th day of October, 2021, Carl E Dunphy II did cause to be executed and acknowledged a Warranty Deed, for the benefit of George Yousef and Marian Morgan, and said Warranty Deed was duly recorded on October 7th, 2021 in Instrument No. 20211007-0134749, Register's Office for Davidson County, Tennessee; and

WHEREAS, the undersigned Carl E Dunphy II, who was a duly commissioned Notary Public on the date the Warranty Deed was executed and who is presently qualified as a Notary Public under the same/new commission, did take the acknowledgment of the execution of said Warranty Deed; and

WHEREAS, the certificate of acknowledgment is incorrect in the following particular, to wit: **Notary executed date incorrect**

NOW, THEREFORE, I, Carl E. Dunphy II, a Notary Public for the State of Tennessee in accordance with *Tennessee Code Annotated §§* 66-26-114 and 115, do authorize the Register of Deeds for Davidson County, Tennessee, to record the following corrected and additional certificate of acknowledgment of the said Deed of Trust, to wit:

State of Tennessee
County of Davidson

On the 5th day of October, 2021, personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mansour Morgan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2021.

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My current commission expires:

7-21-2026

Notary Public

IN WITNESS WHEREOF, I, Carl E Dunphy II, a Notary Public for the State of Tennessee have hereunto set my hand and seal this 20th day of June, 2023.

Carl E. Dunphy II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, Carl E Dunphy II, 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 20th day of June, 2023.

My Commission Expires.

6-23-25

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD