THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
547 N. Mt. Juliet Rd., Ste. 250
Mt. Juliet, TN 37122
File: TN-22-07196

Karen Johnson Davidson County
Batch# 1038399 AFFIDAVIT
08/15/2023 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230815-0063523

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE
COUNTY OF WILSON

WHEREAS, Chris Butler, (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and swears to the following:

WHEREAS, I am an agent of Ark Title Group, LLC, acting on behalf of Ark Title Group, LLC;

WHEREAS, I have personal knowledge of the facts and matters stated herein;

WHEREAS, the following instrument, through inadvertence, mistake, and error, contains a scrivener's error in that the grantor's signature line does not include the name or capacity of the signor of the instrument:

Instrument:	Warranty Deed
Recorded in:	Instrument No. 20220628-0074154, in the Register's Office for Davidson County, Tennessee
Date Recorded:	June 28, 2022, at 10:29 a.m.

WHEREAS, this Affidavit is being filed for record in Davidson County, Tennessee, for the purpose of correcting the said error, as stated above, in the said instrument of record.

NOW, THEREFORE, the signature line on page 2 of said Warranty Deed is hereby corrected to include the name and title of the signor, to read:

BY: _____
Maubricio Salazar
Owner of Urban Home Solutions, LLC

Signed this 14th day of August, 2023.

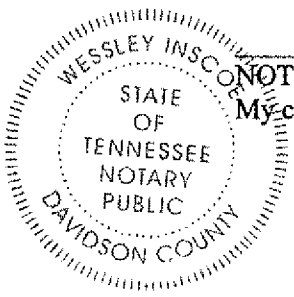
_____
Chris Butler

[notary acknowledgement on page 2]

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Chris Butler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of August, 2023.



NOTARY PUBLIC
My commission expires: 10.02.2023

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, CHRIS BUTLER, 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 this 14 day of Aug., 2023.

Chris Butler | Custodian

08.14.2023
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, CHRIS BUTLER, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 14 day of Aug., 2023.

Notary Public
My commission expires on: 10.02.2023

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
AVIOSON COUNTY