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

Karen Johnson Davidson County
Batch# 1040982 AFFIDAVIT
08/22/2023 08:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
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AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (27)

The undersigned, Jake Moore, who is over eighteen (18) years of age and states that he is an Authorized Agent for Momentum Title, LLC, and he makes oath that the following statements are true to the best of his knowledge, information and belief:

That my office prepared the Warranty Deed for the conveyance of 4922 Barella Drive, Antioch, TN 37013 (the "Property") by and between Oneda Edmundson, Successor Trustee of The Omer and Jackie Allen Living Trust dated September 20, 2016 (as "Grantor") and Karen Rodriguez, married and Phillip Nielsen, married, as joint tenants with right of survivorship, husband and wife (as "Grantee"), filed of record on August 14, 2023, in Instrument No. 20230814-0062832, Register's Office for Davidson County, Tennessee.

WHEREAS, after recordation, it has come to my attention that the Warranty Deed contained an unintentional typographical error in that the spelling of one of the Grantees' names is incorrect; and

WHEREAS, the error of said Grantee's vesting on said Warranty Deed was an unintentional error, and should instead read as **Karen Rodriguez, married and Philip Nielsen, married, as joint tenants with right of survivorship**; and

WHEREAS, the purpose of this Affidavit is to permanently amend the typographical error on said Warranty Deed by correcting the Grantee's vesting to read as **Karen Rodriguez, married and Philip Nielsen, married, as joint tenants with right of survivorship**.

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Jake Moore do hereby amend the Warranty Deed to correct the vesting of the Grantee so that it reads as **Karen Rodriguez, married and Philip Nielsen, married, as joint tenants with right of survivorship**.

All other matters contained in the said Warranty Deed remain the same.

Further Affiant sayeth naught.

WITNESS MY HAND on this 21st day of August, 2023.

Momentum Title, LLC

By: _____
Jake Moore, as Authorized Agent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jake Moore, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Authorized Agent of Momentum Title, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by personally signing the name of the limited liability company as its Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this the 21st day of August, 2023.

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

_____
Notary Public
My Commission Expires: 6/25/25

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8/21/23 (date of document).

Emma Howard

Affiant Signature

Date: 8/21/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

