Karen Johnson Davidson County
Batch# 1049768 AFFIDAVIT
09/14/2023 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230914-0072073

SCRIVENER'S AFFIDAVIT AND CERTIFICATE OF CORRECTION

THIS INSTRUMENT PREPARED BY
CLOSED Title
278 Franklin Road, Suite 160, Brentwood, TN 37027
File # 2023-4070

From: J. Carlton Drumwright
To: Register's Office for Davidson County, Tennessee
Re: A Warranty Deed appearing in Instrument No. 20230825-0066489

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned J. Carlton Drumwright, declares that he is now and was the scrivener of the herein described Warranty Deed executed by James John Bean and Terry Bean Lupo (the "Grantor") in favor of Milad Yakoub and Mena Abdelmalak (the "Grantee") (hereinafter, the "Instrument") which appears of record in Instrument No. 20230825-0066489, Register's Office for Davidson County, Tennessee; and,

WHEREAS, through inadvertence, mistake, and scrivener's error, the Instrument contained the following error:

The signature page for James John Bean was inadvertently omitted from the document upon recording.

The correction should read as follows:

The signature page for James John Bean, attached hereto, shall be recorded to supplement the Warranty Deed previously recorded in Instrument No. 20230825-0066489.

NOW, THEREFORE, in order to correct said Instrument, I, J. Carlton Drumwright, do hereby affirm, certify, and confirm that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument contained herein.

FURTHER AFFIANT SAYS NOT

WITNESS my hand on this 13th day of September, 2023.

J. Carlton Drumwright, Scrivener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, J. Carlton Drumwright, the Scrivener(s), 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, this 13th day of September, 2023.

Notary Public Elizabeth J Barnes

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my/our hand(s) this the 21ST DAY OF AUGUST, 2023.

James John Bean

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF WAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES JOHN BEAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2023.

Notary Public
My Commission Expires: 10/12/25
(SEAL)

KRISTIE ALMIRA
Notary Public
North Carolina
Wake County

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 13, 2023.

J. Carlton Drumwright

September 13, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 13, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY