Karen Johnson Davidson County
Batch# 1061163 AFFIDAVIT
10/17/2023 11:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231017-0081388

Prepared by and return to:
Marinosci Law Group, PC
275 W. Natick Road, Suite 500
Warwick, RI 02886
MLG File No 23-05044

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

The undersigned, Samantha Reis, being first duly sworn, deposes and says as follows:

1. That Affiant is an employee of Marinosci Law Group PC, and has personal knowledge of the facts relevant to the information recorded in a **Warranty Deed** between Grantor, Ju Ju, LLC, and Grantee, Urbangate Development Group, LLC, a Michigan limited liability company, recorded on August 05, 2015 as Instrument No. 20150805-0078045, **Warranty Deed** between Grantor, Urbangate Development Group, LLC, a Michigan limited liability company, and Grantee, Troy McKnight, recorded on November 09, 2015 as Instrument No. 20151109-0113923, **Warranty Deed** between Grantor, Troy McKnight, and Grantee, Ricky Wood, recorded on April 13, 2017 as Instrument No. 20170413-0036471, **Deed Of Trust** between Grantor, Ricky K. Wood and Charles T Brookshire and Martha A Brookshire, and Grantee, Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for SWBC Mortgage Corp., a Texas Corporation, recorded on April 13, 2017 as Instrument No. 20170413-0036472, MIN# 1000862-0068629979-4, **Homa Affordable Modification Agreement** between Grantor, Ricky K. Wood and Charles T Brookshire and Martha A Brookshire, and Grantee, PennyMac Loan Services LLC, recorded on September 04, 2019, as Instrument No. 20190904-0089126 that contained an erroneous Legal Description and is hereby authorized and competent to make this Affidavit on behalf of servicer.

2. The Five (5) above referenced documents contain minor typographical errors within the legal description.

3. **Accurate Legal Description should have read as follows:**

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Benedict Land Company`s Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register`s Office for Davidson County, Tennessee. Said Lot No. 153 fronts 50 feet on the Westerly side of Meridian Street and extends back between parallel lines 173-1/2 feet to an alley.

4. That this Affidavit is for the purpose of evidencing the inadvertent scrivener's error in typing the original description in the referenced document and will be recorded in the Register's Office for Davidson County.

Deponent further says not.

I hereby certify that the statements herein contained are true.

Dated: 10/17/2023

Printed Name of Signatory: Samantha Reis
Title: Title Analyst-Marinosci Law Group, P.C.

SWORN TO AND SUBSCRIBED before me on this 17th day of October, 2023 by Affiant, Samantha Reis, whose name is subscribed hereto.

State of Rhode Island
County of Kent

[Notary Seal]

Notary Public, State of Rhode Island

DANIELLE ARRUDA
Notary Public
State of Rhode Island
I.D. # 770394
My Commission Expires 04/19/2027

Tennessee Certification of Electronic Document

I, Samantha Reis, hereby state that I am a licensed Tennessee 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 October 17, 2023.

Samantha Reis
October 17, 2023.

State of RHODE ISLAND

County of KENT

Sworn to and subscribed before me this 17th day of October, 2023.

Danielle Arruda, Notary Public, State of RI

DANIELLE ARRUDA
Notary Public
State of Rhode Island
I.D. # 770394
My Commission Expires 04/19/2027

NOTARY'S SEAL