THIS INSTRUMENT PREPARED BY:

Jeffrey M. Grissim
1222 17th Avenue S.
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1069885 AFFIDAVIT
11/08/2023 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231108-0087536

STATE OF MASSACHUSETTS
COUNTY OF HAMPSHIRE

Scrivener's Affidavit

(Reference to: Warranty Deed by and between Daniel Cohen and Leslie Ellis, as Grantors, and Mark D. Semino, as Grantee, of record in: Instrument No.: 20230911-0070950, Register's Office for Davidson County, Tennessee.)

WHEREAS, a scrivener's error was discovered in the Notary Acknowledgment prepared by the title company. The Notary Acknowledgement omitted one of the grantor's names.

NOW THEREFORE, to correct the scrivener's error in the Notary Acknowledgement:

I, Erin Knechtel, a Notary Public for the State of Massachusetts, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Grissim Title & Escrow, LLC prepared a Warranty Deed subsequently recorded in Instrument No.: 20230911-0070950, Registers Office for Davidson County, Tennessee.

2. That the pre-printed notary acknowledgement on the Warranty Deed contained a scrivener's error by omitting the name of Grantor, "Leslie Ellis" as a party to the deed which was known to me and upon oath acknowledged before me that she executed the Warranty Deed for the purposes contained therein.

3. Affiant, by this instrument, hereby corrects said scrivener's error by signing, affixing my notary seal and recording the following revised Notary Acknowledgment:

STATE OF MASSACHUSETTS)
COUNTY OF HAMPSHIRE)

Before me, Erin Knechtel, a Notary Public within and for the State and County aforesaid, personally appeared

Daniel Cohen and Leslie Ellis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Hampshire, Massachusetts on this the 5th day of September, 2023.

Notary Public

My Commission Expires:

Erin Knechtel
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
August 10, 2029

FURTHER, Affiant saith not.

ERIN KNECHTEL

STATE OF MASSACHUSETTS)
COUNTY OF HAMPSHIRE)

On this 6 day of November, 2023, before me, the undersigned, personally appeared Erin Knechtel, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 6 day of November, 2023.

NOTARY PUBLIC

My Commission Expires: 8/10/2029

Johanna L. Kostek
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
August 10, 2029

Certificate of Authenticity

I, **Jeff Grissim**, do hereby make an 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 **11/06/2023.**

Name: **Jeff Grissim**
Title: **Attorney at Law**
Date **11/08/2023**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on **11/08/2023.**

Notary Public: **John Rosselot**
My Commission Expires: **07/09/2024**

