Karen Johnson Davidson County
Batch# 1071830 AFFIDAVIT
11/14/2023 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231114-0088892

WHEN RECORDED, RETURN TO:
Selene Title, LLC
3501 Olympus Boulevard, Suite 300
Coppell, Texas 75019

THIS DOCUMENT WAS PREPARED BY:
Selene Title, LLC
3501 Olympus Boulevard, Suite 300
Coppell, Texas 75019

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TEXAS

COUNTY OF DALLAS

AFFIANT, AMANDA CARDENAS hereby swears or affirms that a certain document which was title as follows: WARRANTY DEED, **from Joseph D Cyprian and Edita S Cyprian, to Yamasa Co., Ltd, a Japanese Corporation**, recorded on the **5th day of July, 2023 as 20230705-0051473**, and was recorded in Davidson County, State of Tennessee, contained the following error: **Error in the Grantee name.**

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows: Correcting the grantee to reflect as follows:

Yamasa Co., Ltd., a Japanese Corporation

A copy of the original document (in part or in whole) is attached to this Affidavit.

Dated: 11/14/2023

Signed: Amanda Cardenas

Title: Recorder

ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF Texas

COUNTY OF Dallas

On this 14 day of Nov., 2023, before me appeared Amanda Cardenas, personally known to me to be the person who executed the foregoing instrument and being sworn by me stated that the facts and matters stated therein are true according to the best of his/her knowledge and belief, and acknowledged to me that s/he executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 13376870-6 EXP. 05-18-2026

Notary Public

My commission expires: 5/18/2026

Tennessee Certification of Electronic Document

I, TITLE AGENT, 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 11-14-2023 (date of document).

Affiant Signature

11-14-2023

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 14 day of Nov., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

