Karen Johnson Davidson County
Batch# 1086536 AFFIDAVIT
12/29/2023 11:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231229-0100132

Prepared by:
Stewart Title Company
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122
File: 01288-41895

SCRIVENER'S AFFIDAVIT

The undersigned, Liz Davis, as representative of Stewart Title Company Tennessee Division, having personal knowledge of the facts herein stated, hereby swears and affirms the following:

Warranty Deed from **Kirk A. Knight and Cynthia D. Knight, husband and wife,** GRANTORS to **Vivian R. Nicastro, unmarried and Kathleen M. Nicastro, unmarried as joint tenants with rights of survivorship,** GRANTEES conveyed the parcel of real estate located at: 723 Mercer Drive Hermitage TN 37076

Land in Davidson County, Tennessee, being Lot Number 43-B on the plan of Meadows of Tulip Grove, Section 1, Zone Lot Division of Lots 42-44, of record in Book 5200, Page 612, and as amended in Book 6900, Page 306, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kirk A. Knight and Cynthia D. Knight by Special Warranty Deed from US Bank National Association, as Trustee for Master Asset Backed Securities Trust 2006-AB1, by its duly authorized attorney in fact, Wells Fargo Bank, N.A., dated 09/22/2011, recorded 09/29/2011, of record in Instrument No. 20110929-0075496, in the Register's Office for Davidson County, Tennessee.

Said Warranty Deed dated 2/22/2018, and recorded on 2/26/20218 recorded in Instrument 20180226-0017901, in the Registers Office of Davidson County, Tennessee, contained a typographical error on the date of the Notary Witness out hands sections above the Grantors signatures. The date of **22nd day of February 2017** is incorrect.

The purpose for this affidavit is to correct the typographical error to read:

22nd day of February 2018

All dates of signatures and conveyance of property including Notary should read 22nd day of February 2018.

Signed under the penalties of perjury this 29th day of December 2023.

STEWART TITLE COMPANY TENNESSEE DIVISION

By: Liz Davis
Liz Davis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, **Liz Davis,** with whom I am personally acquainted and who, being authorized to do so, acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of December 2023

LEILANI MERRITT
STATE OF TENNESSEE
NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/9/2024

$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 12-29-23.

Kim Rogers
Affiant
Date: 12-29-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29 day of December, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY