This Instrument Prepared By and Return To:
Carney Title, LLC
400 Overbeck Lane, Ste 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1093013 AFFIDAVIT
01/23/2024 02:47:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240123-0004337

**Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.**

**SCRIVENER'S AFFIDAVIT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Tammy Carney**, hereinafter referred to as Affiant, on this the 22nd day of January, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant prepared a Warranty Deed dated December 2, 2023, and recorded December 7, 2023 in Instrument Number 20221207-0127528, in the Register's Office for Davidson County, Tennessee between William G. Stevenson and Lynne Warner Stevenson, Co-Trustees of The Stevenson Community Property Trust U/A dated April 16, 2020 (as Grantor) and Abbas Yavari and Lily Raviei, Husband and Wife and Roxanna Yavari, Single, as Joint Tenants with Right of Survivorship (as Grantee) in regards to the property located **3116 West End Circle Unit 210, Nashville, Tennessee 37203.**

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the spelling of the party names.

3. That the Grantee should have read **Abbas Yavari and Lily Rabiei, Husband and Wife and Roxana Yavari, Single, as Joint Tenants with Right of Survivorship.**

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

**Tammy Carney, Affiant**

STATE OF TENNESSEE
COUNTY OF ~~MAURY~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Tammy Carney**, the within named Affiant, 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 22nd day of January, 2024.

NOTARY PUBLIC
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

## True Copy Certification

I, John W. Bishop, 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 this the 22 day of January, 2024.

Affiant Signature
Date 1/22/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026