Prepared by & Return to:
Providence Title. LLC
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Nashville, TN 37214
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Karen Johnson Davidson County
Batch# 1093972 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20240125-0005054

AFFIDAVIT OF SCRIVENER'S ERROR

in

Quit Claim Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly A Mason, a principal, or employee, of Providence Title. LLC, and avers as follows:

1) That the document containing the error is the Quit Claim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20231219-0097843.

2) That the Grantor(s) in said document was Mohammad Sarpas Yosuf and Homaira Laila Yosuf.

3) That the Grantee(s) in said document was Sufeia Yosuf Durani and Aemron Yosuf.

4) That the date of execution of said document was December 7, 2023.

The real property affected by the said document is municipally known as 6464 Sunnywood Drive located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

Tract 1: 6464 Sunnywood Drive.Nashville, TN 37211 Map & Parcel 181 01 0B 199.00

LAND in Davidson County, Tennessee being Lot No. 65, on the Plan of Phase Four Addition to Sugar Valley, a RS-10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20070125-0010052. and re-recorded in Instrument No. 20070205-0014763, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mohammad Sarpas Yousef and wife, Homaira Laila Yousuf, by Warranty Deed from Yazdian Construction. Inc., a Tennessee Corporation, of record in Instrument No. 20080501-0044297 in the Register's Office for Davidson County, Tennessee.

Tract 2: 133 Robert Yoest Drive, Antioch, TN 37013 Map & Parcel 162 06 0 317.00

Being Lot No. 1 on the Plan of Bess Estates, Section 1, of record in Book 4460, Page 154, Register's Office for said County.

Said Lot No. 1, which is a corner lot, fronts 100.34 feet on the southerly margin of Tusculum Road and fronts 61.55 feet on the westerly margin of Robert yoest Drive, said

frontages being joined by a curve having a length of 38.79 feet, and extends back 110.00 feet on the southerly line and 82.61 feet on the westerly line to a point of intersection.

Being all of the same property conveyed to Mohammad S Yousuf and Hamaira L Yousuf, husband and wife, by Warranty Deed of record at Instrument No. 20150116-0004874, and Corrected Warranty Deed at Instrument No. 20150126-0007332, in the Register's Office for Davidson County, Tennessee.

5) That due to scrivener's error or oversight, said document was recorded with the following error: Tract 1: 6464 Sunnywood Drive, *Cane Ridge, TN 37013* Map and Parcel 181 01 0B 199.00.

6) That the above mentioned error is corrected to read as follows, instead:

Tract 1: 6464 Sunnywood Drive, *Nashville, TN 37211* Map and Parcel 181 01 0B 199.00

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 25 day of January, 2024.

Holly A Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25 day of **January, 2024**, before me, the undersigned officer, personally appeared **Holly A Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 January **25**, 2024.

Affiant Signature

1/25/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **25** day of January, 2024.

Notary's Signature

(Notary Seal)

My Commission Expires: 9/6/2026