Karen Johnson Davidson County
Batch# 1136720 AFFIDAVIT
05/20/2024 11:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240520-0037346

PREPARED BY AND RETURN TO:
Bridgehouse Title, LLC
342 Cool Springs Blvd.
Franklin, TN 37067

SCRIVENER'S AFFIDAVIT

Comes now **Ponda F. Culberson**, who is over eighteen (18) years of age and whose address is 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067, and would state as follows:

On the 7th day of May, 2024, I prepared the below described QuitClaim Deed.

Recorded in **Instrument No. 20240514-0035594, in the Register's Office for Davidson County, Tennessee** is a QuitClaim Deed purporting to convey certain real property that was executed by **223 Oceola LLC, a Tennessee limited liability company** as Grantor(s) to **Matthew Dickstein and Jinghon P. Peng, husband and wife,** as Grantee.

The Grantee shown hereinabove contains a scrivener's error. This error was unintentional. The proper Grantee name which should appear in the instrument recorded in **Instrument No. 20240514-0035594, in the Register's Office for Davidson County, Tennessee**, is as follows:

Matthew Dickstein and Jinghong P. Peng, husband and wife

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 16th day of May, 2024.

Ponda F. Culberson

OATH AND ACKNOWLEDGMENT

On this the 16th day of May, 2024, before me, a Notary Public, duly commissioned and qualified, personally appeared **Ponda F. Culberson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that she executed the same as her free act and deed. She also made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary Public

My Commission expires:
11.20.2024

AMANDA S. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Hinson, 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 5/16/2024 (date of document).

Affiant Signature

5/20/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

PONDA CULBERSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027