THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1146618 AFFIDAVIT
06/12/2024 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240612-0044146

# AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

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GRANTOR: Matthew Jones, a married man

GRANTEE: Sejnad Basha, a single man

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, described as Unit No. 117G of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475, as amended by Instrument of Correction of record in Book 7153, Page 617 and Appointment of Successor Trustee Book 8504, Page 609, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Matthew Jones by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20231101-0085353 Register's Office for Davidson County, Tennessee, dated October 31, 2023 and recorded on November 1, 2023.

ADDRESS: 305 Timberway Circle Nashville, TN 37214

The undersigned, Rozalind Ruth, states that she is employed by Midtown Title LLC, and makes oath that the following statements are true to the best of his knowledge, information and belief:

1. I prepared a Warranty Deed which conveyed the above-described property from Matthew Jones, a married man ("Grantor") to Sejnad Basha, a single man ("Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on April 29, 2024, and then recorded on April 30, 2024, in Instrument No. 20240430-0031133, Register's Office for Davidson County, Tennessee.
2. It has come to my attention that the said Warranty Deed contains a error in that it purports to convey the above-described property to Sejnad Basha, a single man rather

than Sejnad Basha, a married man. The reference to a single man is an error as the correct vesting should be Sejnad Basha, a married man.

3. The purpose of this Affidavit is to permanently correct the typographical error in the said Warranty Deed to reflect that the Grantor intended to convey the above-described property to Sejnad Basha, a married man.

4. All other matters contained in said Warranty Deed remain the same.

5. Further Affiant sayeth naught.

WITNESS MY HAND on this 12th day of June, 2024.

Rozalind Ruth

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rozalind Ruth, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes there in contained.

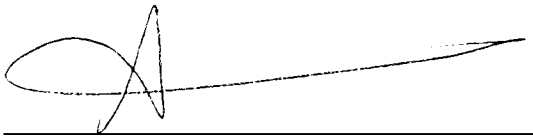
Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2024.

Notary Public
My Commission Expires: 3/20/2028



# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-12-2024.



Affiant Signature — Date: 6-12-2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-12-2024.



Notary's Signature

My Commission Expires: 4-21-26




Notary's Seal