Karen Johnson Davidson County
Batch# 1150881 AFFIDAVIT
06/26/2024 08:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240626-0047595

This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Chukwudi Echetebu
434 Monticello Street
Nashville, TN 37207

Name and address of new owner:
Chukwudi Echetebu
434 Monticello Street
Nashville, TN 37207

Map parcel number: 071-01-0A-002-00

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

AFFIDAVIT OF SCRIVENER'S ERROR
REGARDING A WARRANTY DEED RECORDED AS
INSTRUMENT NO. 20240605-0042036, DAVIDSON COUNTY, TENNESSEE
The property affected by this Affidavit is described on the exhibit "A" attached hereto.

This Affidavit is being executed for the purpose of placing of record an amendment to the Warranty Deed executed by Opendoor Property Trust I, a Delaware statutory trust as Grantor and Chukwudi Echetebu, a single person as Grantee dated June 3, 2024 and recorded June 5, 2024 as Instrument No. 20240605-0042036, in the Register's Office of Davidson County, Tennessee; and,

Comes now, CYNTHIA BROWN, who first been duly sworn according to law, deposes and says:

1. **On or about June 3, 2024, a Warranty Deed conveying an interest in the land described on the attached Exhibit "A" was executed by Opendoor Property Trust I, a Delaware statutory trust, as Grantor to Chukwudi Echetebu, a single person dated June 3, 2024 and recorded June 5, 2024 as Instrument Number 20240605-0042036 in the Register's Office of Davidson County, Tennessee (the "Warranty Deed").**

2. **Due to scrivener's error, the Grantee was referenced incorrectly in the Warranty Deed as follows:**

   Chukwudi Echetbu, a single person

3. **The intent of the parties was to correctly reference the Grantee in the Warranty Deed as follows:**

   Chukwudi Echetebu, a single person

4. **This Affidavit of Scrivener's Error is being filed to amend and correct the Grantee in said Warranty Deed to Chukwudi Echetebu, a single person.**

5. **I, Cynthia Brown, hereby affirm the Grantee correction in said Warranty Deed.**

Further affiant says not.

Cynthia Brown
CYNTHIA BROWN

STATE OF Georgia
COUNTY OF Gwinnett

On this the 25th day of June, 2024, before me personally appeared before me personally appeared Cynthia Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

10/24/24
My commission expires:

NOTARY PUBLIC

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

EXHIBIT A

Legal Description

STREET ADDRESS: 434 Monticello Street, Nashville, TN 37207

COUNTY: Davidson

CLIENT CODE: 549177

TAX PARCEL ID/APN: 071-01-0A-002-00

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Woods at Monticello, Plase 1, "A Cluster Lot Development" of record in Plat at Instrument No. 20091216-0114519, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda D Goins, an unmarried woman by Warranty Deed from Woodbine Community Organization (WCO), Inc., a Tennessee Non-Profit Corporation of record in Instrument No. 20150616-0057439 Register's Office for Davidson County, Tennessee, dated June 10, 2015 and recorded on June 16, 2015.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Amanda Deshon Crawley F/K/A Amanda Goins, a married woman of record in Instrument No. 20230901-0068889 Register's Office for Davidson County, Tennessee, dated August 31, 2023 and recorded on September 01, 2023.

Said property being the same property to Chukwudi Echetebu., at Instrument No. 20240605-0042036, of the Real Property Records of Davidson County, Tennessee.

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 6/25/2024 (date of document).

Robynn Miller

Affiant Signature

6/25/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 25TH day of JUNE, 2024,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024