Karen Johnson Davidson County
Batch# 1166978 AFFIDAVIT
08/06/2024 12:39:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240806-0059875

This instrument prepared by:
Astoria Title and Escrow
55 Music Square W., 2nd Floor
Nashville, TN 37203

NOTARY CERTIFICATE OF CORRECTION

Re: Correction of Acknowledgement
on Warranty Deed from Mary Clarissa Bridges, a single woman
to Jessenia Davila Bell, a single woman and Holden Michael Frohne, a single man
of record in Instrument Number 20240618-0045857, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, Kristina F. Iantosca, states that she is now and was at the time hereinafter mentioned, a duly appointed, qualified, and acting Notary Public in and for Davidson County, Tennessee, and that on the 17th day of June, 2024, she took the acknowledgement of Mary Clarissa Bridges, to a certain deed conveying the following described property to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Towne Village of The Country, Section One of record in Plat Book 5200, Page (s) 55 and 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

and

WHEREAS, through inadvertence and error, said acknowledgement of the signature of the said Mary Clarissa Bridges, was incorrect.

NOW THEREFORE, in order to correct said acknowledgement on said deed hereinabove mentioned, I, Kristina F. Iantosca, a Notary Public duly appointed and qualified in and for Davidson County, State of Tennessee, do hereby certify and confirm that on the 17th day of June, 2024, personally appeared before me, the undersigned, the within named, Mary Clarissa Bridges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Witness my hand at office, on this 10th day of August, 2024.

Kristina F. Iantosca
Affiant - Kristina F. Iantosca

Sonia M Baiza
STATE OF TENNESSEE NOTARY PUBLIC
County of Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me this 6th day of August, 2024, as being executed by Kristina F. Iantosca.

My commission expires: 10-17-2027 Sonia M. Baiza
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Kristina F. Iantosca, the bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 2024.

My Commission Expires: 10-17-2027 Sonia M. Baiza
Notary Public

Sonia M Baiza
STATE OF TENNESSEE NOTARY PUBLIC
County of Montgomery

Certificate of Authenticity

I, Kimberly Minter, 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 AUGUST 6, 2024.

Kimberly Minter

Name: KIMBERLY MINTER Date: 8/6/2024

Title: POST-CLOSER

STATE OF: **Tennessee**

COUNTY OF: Davidson

Sworn to and subscribed before me on August 6, 2024.

Sonia M Baiza

Notary Public:

My Commission Expires: 10-17-2027

