This instrument prepared by:
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1174535 AFFIDAVIT
08/26/2024 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240826-0065483

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the Grantee on the Warranty Deed with the Register of Deed's office for Davidson County, Tennessee, in the instrument(s) described herein.

Comes now Jennifer S. Ghanem, deposes and says:

1. That I am a Owner/Attorney for Row Title and Escrow, a title insurance agency and settlement service closing provider located in Davidson County, Tennessee.

2. That on or about August 21, 2024, a certain Warranty Deed mentioned above was recorded via Simplifile, an e-recording software for Yuliya Bednarchuk, Maried, in Instrument No: 20240821-0064408, with the Register's Office for Davidson County, Tennessee.

3. Through inadvertence, the vesting description was incorrect.

4. The vesting should read:
   YULIYA BEDNARCHUK, MARRIED, AND JAMES WALSH, MARRIED, AS TENANTS IN COMMON

   BY WAY OF RECITAL: The purpose of this instrument is to correct the legal description of the property intended to be conveyed by that prior deed of record in Instrument No. 20240821-0064408, Register's Office of Davidson County, Tennessee.

The affidavit is given to correct the said error with the Register of Deed's office for Davidson County, Tennessee.

Further affiant sayeth not.

Jennifer S. Ghanem

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Jennifer S. Ghanem**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of August 2024.



NOTARY PUBLIC
My commission expires: 11-2-26

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/26/2024 .

Affiant Signature

8/26/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

