Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

Karen Johnson Davidson County
Batch# 1185114 AFFIDAVIT
09/23/2024 02:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240923-0073700

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Tiffany Kelley, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20240806-0059826.
2) That the Grantor in said document was Alemu Mindaga.
3) That the Grantees in said document were Shemels Desta and Ronald Spurlock.
4) That the date of execution of said document was August 2, 2024.

The real property affected by the said document is municipally known as 2537 Oak Forest Dr. located in the city/town of Antioch, Davidson County, Tennessee and is more particularly described to wit:

> Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Oakwood Subdivision, Phase Two, Section One, of record in Plat Book 7900, Page 126, Register's Office for said County, to which reference is made for a more complete description.

5) That due to scrivener's error or oversight, said document was recorded with the following error: The incorrect parcel number, 1490207000, was on the recorded Warranty Deed.
6) That the above mentioned error is corrected to read as follows, instead: The correct parcel number is 14902007000.
7) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 23rd day of September, 2024.

Tiffany Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of **September, 2024**, before me, the undersigned officer, personally appeared **Tiffany Kelley** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

My Commission Expires: 9/30/2024

Notary Public

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Holly A Masar, 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 9/23/24

Affiant Signature

9/23/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 23 day of September 2024.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1-6-25