Prepared by and return to:
Marinosci Law Group, PC
275 W. Natick Road, Suite 500
Warwick, RI 02886
MLG File No 24-04270

Karen Johnson Davidson County
Batch# 1189940 AFFIDAVIT
10/04/2024 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241004-0077276

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

The undersigned, Daniel Gomes, being first duly sworn, deposes and says as follows:

1. That Affiant is an employee of Marinosci Law Group PC and has personal knowledge of the facts relevant to the information recorded in a **Warranty Deed** between Grantors, Malchijah Barbee, Personal Representative of Estate of Bobby E. Chatman and Grantee, Joshua Guthrie, recorded on August 28, 2023 as Instrument Number 20230828-0067007, **Deed of Trust** between Grantor, Joshua Guthrie and Grantee Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for The Mortgage Firm, Inc, recorded on August 28, 2023 as Instrument Number 20230828-0067008 that contained an erroneous Legal Description and is hereby authorized and competent to make this Affidavit on behalf of servicer.

2. **The above (2) referenced documents contain minor variations within the legal description.**

3. **Accurate Legal Description should have read as follows:**

Land in Davidson County, Tennessee, being Lot No. 97 on the Resubdivision of River Trace Estates, Phase 1, Section Two, a Planned Unit Development, of record in Plat Book 6250, Page 995, and as amended in Plat Book 6900, Page 741, Register`s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

4. **That this Affidavit is for the purpose of evidencing the minor variation in the original description in the referenced documents and will be recorded in the Register's Office for Davidson County.**

Deponent further says not.

I hereby certify that the statements herein contained are true.

Dated: 10/4/24

Printed Name of Signatory: Daniel Gomes
Title: Title Analyst-Marinosci Law Group, P.C.

SWORN TO AND SUBSCRIBED before me on this 4 day of October 2024 by Affiant, Daniel Gomes, of his free act and will, whose name is subscribed hereto.

State of Rhode Island
County of Kent

[Notary Seal]

LAURA MARIE COLANNINO NOTARY PUBLIC STATE OF RHODE ISLAND

Notary Public, State of Rhode Island
60923
Exp. 04/18/2028

Tennessee Certification of Electronic Document

I, Daniel Gomes, hereby state that I am a licensed Tennessee 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 October 4, 2024.

Daniel Gomes
October 4, 2024

State of RHODE ISLAND

County of KENT

Sworn to and subscribed before me this 4 day of October, 2024.

Notary Public, State of Rhode Island
60923
exp. 04/18/2028

NOTARY'S SEAL

