Prepared by and return to:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1205442 AFFIDAVIT
11/14/2024 03:37:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241114-0088955

AFFIDAVIT OF SCRIVENER'S ERROR

I, Shawn Stevens, Affiant herein, having personal knowledge of the facts herein stated, make the following statements of fact:

Whereas, Nadhir Yousuf Hasan Zebari and Sarbaz Nadhir Yousuf Zebari, as joint tenants with full rights of survivorship, did execute a Warranty Deed in favor of Thu Thi Nguyen, a single man, on 10/30/2024, recorded 11/08/2024 as Instrument number 20241108-0087379 in Book N/A, pages N/A, Register's Office for Davidson County, Tennessee.

And whereas, said Warranty Deed was erroneously recorded with improper marital status of Thu Thi Nguyen.

Now therefore, it is hereby attested by and through the scrivener that the Warranty Deed should have conveyed unto Thu Thi Nguyen, an unmarried woman.

It is further attested by the scrivener that all other aspects of the Warranty Deed are correct.

Dated this the 13th day of November, 2024.

Signing on behalf of:
Tennessee Nations Title Agency

Shawn Stevens

State of Tennessee}
County of Davidson}

On this 13th Day of November, 2024, before me, a Notary Public in and for said County, personally appeared Shawn Stevens, to me known to be the same person described herein and who executed the within instrument who acknowledged the same to be their free act and deed.

Marcia Escobar
Notary Public

My Commission Expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11-13-2024 (date of document).

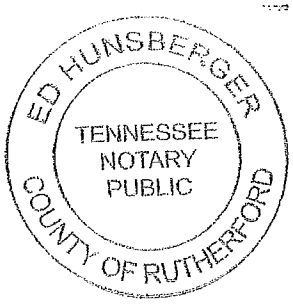
Affiant Signature

11-14-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th of November, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26