Karen Johnson Davidson County
Batch# 1214789 AFFIDAVIT
12/11/2024 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241211-0096286

This Instrument Prepared By: Carson A. Mourad, Collins Legal, PLC 4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209		
THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.		
OWNER: **LISA H. GALASSINI** **and** **DAVIS GALASSINI**	OWNER ADDRESS: **1917 Kingsbury Drive** **Nashville, Tennessee 37215**	MAP-PARCEL NUMBER(S) **158 03 0 038.00**

AFFIDAVIT OF SCRIVENER'S ERROR
Instrument No. 20231208-0094747

This document is intended to serve as the Attorney's Affidavit of Scrivener's Error pursuant to the terms of Tennessee Code Annotated § 66-24-101. The undersigned, Carson A. Mourad, an attorney licensed to practice law in the State of Tennessee, having personal knowledge of the facts stated herein, under oath depose and say as follows:

1. **WHEREAS,** Collins Legal, PLC, drafted a Warranty Deed pursuant to the transfer of real property more commonly known as 1917 Kingsbury Drive, Nashville, Tennessee 37215 (Parcel 158 03 0 038.00), and of record as Instrument No. 20231208-0094747 in the Davidson County Register of Deeds Office. The "Deed";
2. **WHEREAS,** the Deed was executed with the intent to transfer 1917 Kingsbury Drive, Nashville, Tennessee 37215 (Parcel 158 03 0 038.00) from Morris Jacobus Brown, III and Kathy R. Brown, husband and wife, to Lisa H. Galassini and Davis Galassini, mother and son;
3. **WHEREAS,** by inadvertence and mistake, the vesting of the Deed errantly lists the grantees as "LISA H. GALASSINI AND DAVIS GALASSANI, WIFE AND HUSBAND";
4. **WHEREAS,** by inadvertence and mistake, the "ADDRESS NEW OWNER AS FOLLOWS:" block errantly lists the grantees as "Lisa H. Galassini and Davis Galassani".
5. **THEREFORE,** in order to correct said error in the vesting of the Deed and the "ADDRESS NEW OWNERS AS FOLLOWS:" block, the vesting of the Deed and the aforesaid block should read as follows:

ADDRESS NEW OWNERS AS FOLLOWS:
LISA H. GALASSINI
and
DAVIS GALASSINI

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of December, 2023, the undersigned, **MORRIS JACOBUS BROWN, III AND KATHY R. BROWN, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LISA H. GALASSINI AND DAVIS GALASSINI, MOTHER AND SON**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1917 KINGSBURY DRIVE, NASHVILLE, TN 37215** and more particularly described as follows:

Signed under the penalties of perjury this the 11th day of December, 2024.

COLLINS LEGAL, PLC
BY: Carson A. Mourad
ITS: Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carson A. Mourad with who I am personally acquainted, and who upon oath acknowledged himself to be an Attorney of Collins Legal and as such, acknowledged that he is authorized to execute the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this the 11th day of December, 2024.

NOTARY PUBLIC

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 11, 2024

Affiant Signature

12/11/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 11 day of December, 2024.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY