Prepared By:
Magnolia Title & Escrow, LLC
1103 NW Broad St Ste E
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1224827 AFFIDAVIT
01/09/2025 09:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250109-0001875

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
) ss.
COUNTY OF RUTHERFORD)

The undersigned Affiant, being first duly sworn, states as follows:

1. I, Danielle Crane, the Affiant, am familiar with certain facts regarding the real property commonly known as: 395 Ash Grove Drive, Nashville, TN 37211, hereinafter referred to as the "Property".

2. The instrument affecting the Property, which contains a Scrivener's Error, is:

   A Deed being of record in Instrument No. 20241101-0085059 in the Register's Office for Davidson County, Tennessee

3. The record owner of the Property affected hereby is:

   Farzad Roozbahan

4. The Scrivener's Error which is to be corrected by this Affidavit is:

   The Deed incorrectly lists the Grantee as Farzad Roozabahan, married man:

   The Deed should have listed the Grantee as Farzad Roozbahan, married man:

Dated this 9th day of January, 2025.

AFFIANT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 9th Day of January, 2025.

Notary Signature
My commission expires: May 24, 2028

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **Jan. 9, 2025** (date of document).

Affiant Signature

Jan. 9, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **9th** day of **Jan.**, 2**025**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD