THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1226517 AFFIDAVIT
01/15/2025 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250115-0003098

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTOR: Brandon Barnes and Kari Tiedi, husband and wife

GRANTEE: John Habib, a married man, and Nady Samaan and Magda Boutros, husband and wife, as joint tenants with right of survivorship

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Final Plat of Section 2, Kensal Green, a Residential P.U.D. Subdivision of record in Plat at Instrument No. 20180313-0023861, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

ADDRESS: 3880 Park Royal Lane, Antioch, TN 37013

The undersigned, Jacqueline Sena, states that she is employed by Midtown Title LLC, and makes oath that the following statements are true to the best of his knowledge, information and belief:

1. I recorded a Warranty Deed which conveyed the above-described property from Brandon Barnes and Kari Tiede, husband and wife ("Grantor") to John Habib, a married man, and Nady Samaan and Magda Boutros, husband and wife, as joint tenants with right of survivorship ("Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on November 29, 2024, and then recorded on December 2, 2024, in Instrument No. 20241202-0093537, Register's Office for Davidson County, Tennessee.

2. It has come to my attention that the said Warranty Deed contains an error in that it purports to convey the above-described property to John Habib, a married man rather than John Habib, an unmarried man. The reference to a married man. is an error as the correct vesting should be John Habib, an unmarried man.

3. The purpose of this Affidavit is to permanently correct the typographical error in the said Warranty Deed to reflect that the Grantor intended to convey the above-described property to John Habib, an unmarried man, and Nady Samaan and Magda Boutros, husband and wife, as joint tenants with right of survivorship

4. All other matters contained in said Warranty Deed remain the same.

5. Further Affiant sayeth naught.

WITNESS MY HAND on this 14th day of January, 2025.

Jacqueline Sena

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jacqueline Sena, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of January, 2025.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/4/2027

- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** January 14th **(date of document).**

2025

Affiant Signature

Date: January 15th, 2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th **day of** January, 2025.

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY