**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**
**File No. 23NT00746**

Karen Johnson Davidson County
Batch# 1228639 AFFIDAVIT
01/21/2025 03:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250121-0004659

# 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, Matthew S. Jacobs and Angela J. Jacobs, Husband and Wife as Tenants by the Entireties, did execute a Warranty Deed in favor of Keyhan Karam and Avin Babanzadeh, Husband and Wife, on July 20, 2023, recorded 08/23/2023 as Instrument number 20230823-0066085, Register's Office for Davidson County, Tennessee.

And whereas, the Grantee's name was incorrectly spelled on this Warranty Deed.

Now therefore, it is hereby attested by and through the Scrivener that said Grantees should have appeared as follows:

*Keyhan Karim and Avin Babanzadeh, Husband and Wife*

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

Dated this the 21st Day of January, 2025.

Signing on behalf of:
Tennessee Nations Title Agency

Shawn Stevens

State of Tennessee}
County of Davidson}

On this 21st day of January, 2025, 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 1-21-2025 (date of document).

Affiant Signature

1-21-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st of January, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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