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

Karen Johnson Davidson County
Batch# 1242213 AFFIDAVIT
02/28/2025 01:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250228-0015128

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (27)

The undersigned, Jake Moore, who is over eighteen (18) years of age and states that he is an Authorized Agent for Momentum Title, LLC, and he makes oath that the following statements are true to the best of his knowledge, information and belief:

That my office prepared the Warranty Deed for the conveyance of 1312 South Hampton Court, Nashville, TN 37013 (the "Property") by and between Joseph Sigala and Yesenia Ortiz, husband and wife (as "Grantor") and Yamasa Co., Ltd. Inc., a Japanese corporation (as "Grantee"), filed of record on March 11, 2024, in Instrument No. 20240311-0016467, Register's Office for Davidson County, Tennessee.

WHEREAS, after recordation, it has come to my attention that the Warranty Deed contained an unintentional error in that the Grantee's name is incorrect; and

WHEREAS, the error of said Grantee's name on said Warranty Deed was an unintentional error, and should instead read as **Yamasa Co., Ltd., a Japanese corporation**; and

WHEREAS, the purpose of this Affidavit is to permanently amend the typographical error on said Warranty Deed by correcting the Grantee's name to read as **Yamasa Co., Ltd., a Japanese corporation**.

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Jake Moore do hereby amend the Warranty Deed to correct the name of the Grantee so that it reads as **Yamasa Co., Ltd., a Japanese corporation**.

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

Further Affiant sayeth naught.

WITNESS MY HAND on this 27th day of February, 2024.

Momentum Title, LLC

By: _____
Jake Moore, as Authorized Agent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jake Moore, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Authorized Agent of Momentum Title, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by personally signing the name of the limited liability company as its Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this the 27th day of February, 2024.

_____
Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/27/2025 (date of document).

Affiant Signature

2/27/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of February, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL