Karen Johnson Davidson County
Batch# 1244465 AFFIDAVIT
03/10/2025 08:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250310-0017563

SCRIVENER'S AFFIDAVIT

Now comes Tiffany DeHoney as Escrow Agent of First American Title Insurance Company, after being first duly cautioned and sworn who deposes and states as follows:

1. I have reviewed a certain Quit Claim Deed where Hallis Shandeen is the current Grantee of a Quit Claim Deed dated August 29, 2012, and recorded on October 26, 2012 as Instrument No. 20121026-0098526 ("Quit Claim Deed"),

2. The Quit Claim Deed encumbers the premises located at 1400 Napa Pt W, Antioch, Tennessee 37013 (the "Property").

3. The legal description for the Property is as follows:

   Real property in the City of ANTIOCH, County of Davidson, State of Tennessee, described as follows:

   LAND IN DAVIDSON COUNTY, TENNESSEE; BEING LOT NO. 387 ON THE PLAN OF FINAL PLAT SECTION FIVE, OAK HIGHLANDS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 200501240008664, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

   Being all of that certain property conveyed to RUBAD BERWARI, A MARRIED MAN from U S BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SEVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 MASTR ASSET-BACKED SECURITITES TRUST 2005-FRE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FRE1, by deed dated December 15, 2008 and recorded December 31, 2008 in Instrument No. 20081231-0124042 of official records.

4. The Quit Claim Deed, as the result of a Scrivener's error listed the grantee as Hallis Shandeen when in fact the grantee should have been listed as Hallis Shamdeen; and

5. That the purpose of this affidavit is to correct the name of the Grantee on the Quit Claim Deed to read "Hallis Shamdeen"; and

6. Further Affiant sayeth not.

First American Title Insurance Company

By: Tiffany De Honey

Its: Escrow Agent

STATE OF Texas, COUNTY OF Dallas, SS:

Sworn to and subscribed before me on this 5th day of March, 2025, by Tiffany DeHoney, known to me, or proved to me on the basis of satisfactory evidence.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

ELIZABETH RYAN
Notary Public, State of Texas
Comm. Expires 05-02-2026
Notary ID 126165718

[SPACE INTENTIONALLY LEFT BLANK]

This instrument prepared without title examination by:
Reginald Harrion, Esq. (TN Bar# 040700)
o/b/o PC Law Associates, LLC
200 Fleet St, Ste 6100
Pittsburgh, PA 15220

Return to:
First American Mortgage Solutions
4795 Regent Blvd.
Irving, TX 75063

Order No:
7482133N

Tennessee Certification of Electronic Document

I, Tiffany DeHoney, 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 March 5, 2025 (date of document).

Affiant Signature

Tiffany DeHoney

March 5, 2025

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 5th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5-2-2026

NOTARY'S SEAL

ELIZABETH RYAN
Notary Public, State of Texas
Comm. Expires 05-02-2026
Notary ID 126165718