Recorder, list in Direct Index under:
OHMAR D. BRADEN
to
JONATHAN COHN

Prepared by: Hollingshead Title & Escrow
800 Crescent Center Dr., Suite 430
Franklin, TN 37067

Property Address:4324 Cato Road, Nashville, TN 37218

Karen Johnson Davidson County
Batch# 1252158 AFFIDAVIT
03/26/2025 08:14:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250326-0022469

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JACKIE UCMAN-RUDOLPH, a resident of WILLIAMSON County, State of TENNESSEE, and of lawful age, hereinafter referred as "Affiant" being first duly sworn according to law, deposes and states as follows:

1. That an employee of Hollingshead & Associates, PLLC, on May 9, 2024, prepared a WARRANTY DEED from OHMAR D. BRADEN, as Grantor, to JONATHAN COHN, as Grantee.

2. That the subject WARRANTY DEED was recorded on May 9, 2024 at 08:00 AM in INSTRUMENT NO 20240515-0035888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3. That through mistake and inadvertence, PROPERTY IS LISTED AS UNIMPROVED ON PAGE 2 OF THE WARRANTY DEED.

4. Affiant makes this Affidavit for the express purpose of stating and making the following correction: WARRANTY DEED TO STATE THAT THE REFERENCED PROPERTY IS IMPROVED.

6. The Affiant further affirms that all other terms, provisions and warranties recited in the subject WARRANTY DEED not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

AFFIANT:

JACKIE UCMAN-RUDOLPH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACKIE UCMAN-RUDOLPH, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18TH day of MARCH, 2025.

Notary Public
My commission expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

Certificate of Authenticity

I, Kimberly Hollingshead, 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 3.1.2025

Kimberly Hollingshead, Esq.

March 1, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of March, 2025

Notary Signature

My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON