Karen Johnson Davidson County
Batch# 683917 AFFIDAVIT
07/27/2021 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210727-0100391

Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed and Deed of Trust

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly A Mason, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed and Deed of Trust of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20210526-0071128 and 20210526-0071129.

2) That the Grantor(s) in said document was Fermin Morales Maraver and Betty Arceli Guerra Herrera for Warranty Deed and Cesar Sandoval Mata and Maria Ramirez De Sandoval for the Deed of Trust.

3) That the Grantee(s) in said document was Cesar Sandoval Mata in the Warranty Deed and SWBC Mortgage Corp. in the Deed of Trust.

4) That the date of execution of said document was May 24, 2021.

The real property affected by the said document is municipally known as 3313 Country Ridge Drive located in the city/town of Antioch, Davidson County, Tennessee and is more particularly described to wit:

> Land in Davidson County, Tennessee, being Lot No. 284, on the Plan of "The Country", Section Six-B, of record in Plat Book 5200, Pages 714 & 742, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Fermin Morales Maraver, unmarried, by virtue of that certain Warranty Deed dated December 21, 2016, and being of record at Instrument No. 20161222-0134795 in the Register's Office of Davidson County, Tennessee.
>
> FOR INFORMATION PURPOSES ONLY: 3313 Country Ridge Drive, Antioch, TN 37013

5) That due to scrivener's error or oversight, said document was recorded with the following error: Plat Page Referrenced erroneously in legal description as 714

6) That the above mentioned error is corrected to read as follows, instead:

Land in Davidson County, Tennessee, being Lot No. 284, on the Plan of "The Country", Section Six-B, of record in Plat Book 5200, Pages 741 & 742, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 23 day of July, 2021.

Holly A Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23 day of **July, 2021**, before me, the undersigned officer, personally appeared **Holly A Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 7/23/21.

Holly A Mason
Affiant Signature

7/23/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 23rd day of July, 2021.

Ashlee D. Page
Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022