Karen Johnson Davidson County
Batch# 773055 AFFIDAVIT
12/13/2021 12:18:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211213-0164675

STATE OF TENNESSEE
COUNTY OF DICKSON

SCRIVENER'S AFFIDAVIT
(Reference to Warranty Deed of record in Instrument No. 20041013-0123135, DCROD)

Comes now Realty Title & Escrow Company, Inc., located at 5111 Maryland Way, Suite 101, Brentwood, TN 37027, by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc., prepared a certain Warranty Deed dated September 30, 2004, wherein Mirel Tudose and wife, Anca Tudose, conveyed certain property to Jose Luis Jimenez and Alicia Perez Rodriquez, husband and wife;
2. That the granting clause of said Warranty Deed should have identified the wife grantee as Angelica Perez Rodriguez;
3. That the correct spelling of said grantee's name is confirmed by a copy of her photo ID in the file of Realty Title & Escrow Company, Inc.;
4. That the error in the spelling of said grantee's name was a scrivener's error;
5. That said Warranty Deed was filed of record in Instrument No. 20041013-0123135, in the Register's Office for Davidson County, Tennessee;
6. That the correct spelling and identification of the wife grantee in said Warranty Deed, which deed is hereby corrected to identify properly both grantees, is as follows:

Jose Luis Jiminez and Angelica Perez Rodriguez, husband and wife

7. That this affidavit is given to correct and explain the error and to assist the present owners, as well as all future owners, lenders, title examiners and insurers.

Realty Title & Escrow Company, Inc.

By: _____
Aric D. Hinson
Sr. Attorney

Subscribed and sworn to before me the undersigned on this 9th day of December, 2021.

KARA CRITCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 09-24-2024

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Aric D. Hinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Sr. Attorney of Realty Title & Escrow Company, Inc., and that as such Sr. Attorney he is authorized by Realty Title & Escrow Company, Inc., to execute this instrument on its behalf.

Witness my hand and official seal this 9th day of December, 2021.



Notary Public

My commission expires:

This instrument prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

#03-0409-32258