Karen Johnson Davidson County
Batch# 960218 AFFIDAVIT
01/11/2023 11:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230111-0002361

This instrument prepared by:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, Tennessee 37130

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

AFFIDAVIT OF SCRIVENER'S ERROR
(Correction of Warranty Deed recorded in Instrument No. 20221110-0120385, Register's Office for Davidson County, Tennessee)

This Affidavit is being executed for the purpose of correcting the Warranty Deed recorded on November 10, 2022, in Instrument No. 20221112-0120385 Register's Office for Davidson County, Tennessee;

Comes now **JOHN RODGERS**, who, having first been duly sworn according to law, deposes and says:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Murfreesboro, Tennessee.

2. That on or about the 7th day of November 2022, my office prepared a Warranty Deed recorded in Instrument No. 20221110-0120385, Register's Office for said County.

3. That through inadvertence and mistake the Grantees transferred and conveyed unto Raul Onate, as to a 40% interest, Jacqueline Onate, as to a 20% interest, Oswaldo O Moreno, as to a 10% interest and Ivan Gonzales, as to a 10% interest.

4. That the correct and intended representation of Grantees was to transfer and convey unto Raul Onate, as to a 60% interest, Jacqueline Onate, as to a 20% interest, Oswaldo O Moreno, as to a 10% interest and Ivan Gonzales, as to a 10% interest.

5. This Affidavit is submitted to correct the aforesaid error throughout said Warranty Deed.

Further affiant saith not.

JOHN RODGERS

STATE OF TENNESSEE }
COUNTY OF RUTHERFORD }

Sworn to and subscribed before me this the 9 day of January 2023.

L. F. Vaught
NOTARY PUBLIC
My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 1/9/23 (date of document).

Affiant Signature

1/11/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11 day of January, 2023.

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-25