Karen Johnson Davidson County
Batch# 961381 AFFIDAVIT
01/17/2023 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230117-0003444

This Instrument Prepared By:
Stewart Title Company
103 S. Broadway
Portland, TN 37148

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, Janet L. Adams of Stewart Title Company Tennessee Division who is well known to me and said person swore under oath and stated as follows:

1. That Stewart Title Company Tennessee Division assisted in the preparation of and submitted the following instrument for recording:

   Warranty Deed from **John Thomas Marlin, Jr. and LeAnna Kai Marlin, husband and wife,** to **Juan Pedro Caal Caal, an unmarried man**, dated December 5, 2022, and filed for record on December 5, 2022, in Instrument No. 20221205-0126838, in the Register's Office for Davidson County, Tennessee.

2. That the Warranty Deed contains the following Scrivener's error, to-wit:

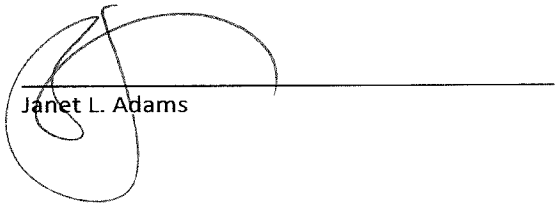
   The Warranty Deed incorrectly stated the marital status of the Grantee. Accordingly, in order to correct this error, the Grantee's name in the Warranty Deed shall now read: **"Juan Pedro Caal Caal, a married man".**

3. That he/she knows that the correction of this error to the Warranty Deed is consistent with the intention of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

4. This affidavit is given with the understanding that it will be relied upon by the title insurance companies, future purchasers and future lenders.

FURTHER AFFIANT SAYS NOT.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the 13th day of January, 2023.



Janet L. Adams

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet L. Adams, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 13th day of January, 2023.

Kayla Adams
NOTARY PUBLIC

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

My Commission Expires:_____

CERTIFICATE OF AUTHENTICITY

I, Janet Adams do hereby make oath that I am a licensed attorney and/or 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 January 13th 2023

Affiant
Date: January 17th, 2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 17th day of January, 2023

Kayla Adams
Notary Public

My Commission Expires: _____

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024