This Instrument Was Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
File# B-23-1096

Karen Johnson Davidson County
Batch# 999777 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20230505-0033448

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Comes now, **Anna Martin**, of Tennessee Title Services, LLC, hereinafter referred to as Affiant, on this 4th day of May, 2023, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Tennessee Title Services, LLC prepared a Warranty Deed, dated April 7, 2023, and recorded April 12, 2023, in Instrument Number 20230412-0026778, in the Register's Office for Davidson County, Tennessee, between Graham A. Day and Carolyn Day, husband and wife, ("GRANTORS") and Matilda Rosales Avila, an unmarried woman and Jose F. Mejia Ceballos, an married man as joint tenants with Right of Survivorship, ("GRANTEES").

2. **That the above-mentioned Warranty Deed was recorded with errors as follows:**

   - Typographical error in the spelling of the GRANTEE'S name, shown incorrectly as "**Matilda Rosales Avila**".
   - The notary acknowledgement, on page 2 of said Warranty Deed, failed to include the individual's name, **Graham A. Day**, as a Grantor who executed said Warranty Deed.

3. **That Affiant makes this affidavit for the purpose of amending the original Warranty Deed as follows:**

   - The spelling of the name of the GRANTEE, shall hereby be corrected throughout the Warranty Deed to read as, "**Matilde Rosales Avila**."

4. **That Affiant makes this affidavit for the purpose of attesting and certifying that she did in fact acknowledge the execution of said Warranty Deed by the said individual, Graham A. Day, on April 7, 2023, and correcting the notary acknowledgment on said Warranty Deed to reflect the same as follows:**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, Graham A. Day, as an individual, and Graham A. Day, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Carolyn Day and acknowledged that she executed the same as the free act and deed of the said Carolyn Day, pursuant to the Specific Power of Attorney recorded in Instrument No. 202304120026777, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 7th day of April, 2023.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature – Susan Heinrich
My commission expires: 7/6/26

Affiant further said not.

AFFIANT – Anna Martin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Anna Martin**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2023.

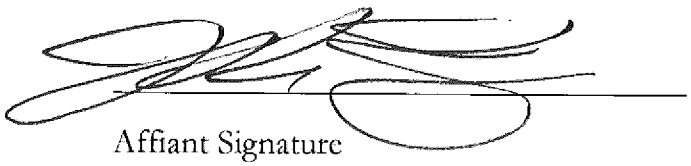
My Commission Expires:
5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

Certificate of Authenticity

I, Joshua A. Terry, 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 5/4/2023.



Affiant Signature

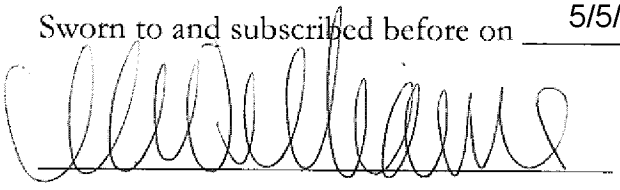
5/5/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/5/2023.



Notary Public

My Commission Expires: 5.23.23

