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

Karen Johnson Davidson County
Batch# 1087962 AFFIDAVIT
01/03/2024 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240103-0000672

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20231101-0085411.

2) That the Grantor(s) in said document was Kiwanis L. Harris and Frederick T. Harris.

3) That the Grantee(s) in said document was Pedro Alvarez Soloman, and Antonia E. Ruiz Rosales, Husband and Wife, and Valenin Alvarez Ajualip, an unmarried man, as joint tenants with rights of survivorship.

4) That the date of execution of said document was October 31, 2023.

The real property affected by the said document is municipally known as 2913 Stanwyck Drive located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

> Being Lot No. 61 on the Plan of Hillhurst Acres, Section Two, of record in Book 2331, Page 70,Register's Office for said County.
>
> Said Lot No. 61 fronts 123 feet on the westerly side of Stanwyck Drive and runs back 296.9 feet on the northerly line and 150 feet on the southerly line to a broken line in the rear, measuring a total of 211 feet thereon.
>
> Being the same property conveyed to Kiwanis L. Harris and Frederick T. Harris, by virtue of that certain Warranty Deed dated August 1, 2012, and being of record at Instrument No. 20120806-0069902 in the Register's Office of Davidson County, Tennessee.

5) That due to scrivener's error or oversight, said document was recorded with the following error: Grantee erroneously listed as Valenin, should read Valentin.

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

" DO TRANSFER AND CONVEY UNTO Pedro Alvarez Solomon, and Antonia E. Ruiz Rosales, Husband and Wife, and Valentin Alvarez Ajualip, an unmarried man, as joint tenants with rights of survivorship, HEREIN AFTER CALLED THE GRANTEE"

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 3 day of January, 2024.

Holly Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3 day of **January, 2024**, before me, the undersigned officer, personally appeared **Holly Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/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: 9/7/2026

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 January 3, 2024

Affiant Signature

1/3/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of January 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026