Karen Johnson Davidson County
Batch# 1154186 AFFIDAVIT
07/03/2024 04:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240703-0050487

THIS INSTRUMENT WAS PREPARED BY:
Gardner Title & Escrow
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This affidavit is being given for the purpose of amending the Warranty Deed from Sparkle Box LLC, a Tennessee limited liability company to J. Bradford Currie and Laura Currie, husband and wife, of record in Instrument No. 20240607-0042767, dated June 3, 2024, and recorded on June 7, 2024 in the Register's office of Davidson County, Tennessee.

Comes now, Elizabeth Leonberger, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of her personal knowledge as follows:

1. On or about June 3, 2024, our office prepared said Warranty Deed to convey property located at 4601 Sloan Road, #3, Nashville, TN 37209.

2. That through inadvertence, the Grantor's signature block was not correct in that it did not match the notary block.

3. The Grantor's signature block should be as follows:

   Sparkle Box LLC, a Tennessee limited liability company

   By: _____
   Giachery Lizarraga, Authorized Representative

4. That she knows of her own personal knowledge that correction of this scrivener's affidavit is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

[Signature on the following page]

FURTHER AFFIANT SAYS NOT.

Witness my hand this 25th day of June, 2024.

Elizabeth Leonberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Elizabeth Leonberger, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be authorized to execute the foregoing Affidavit and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 25th day of June, 2024.

My Commission Expires: 10/22/25

Notary Public

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 June 25, 2024.

Signature
Date: July 3, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 3rd day of July, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025