Karen Johnson Davidson County
Batch# 1194222 AFFIDAVIT
10/16/2024 01:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241016-0080278

THIS INSTRUMENT PREPARED BY:
Lenders Tile Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

SCRIVENER'S AFFIDAVIT TO AMEND WARRANTY DEED RECORDED AS INSTRUMENT NO. 20031209-0176185

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now, Daniel Thompson, hereinafter referred to as Affiant, on this 16th day of October, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. Cumberland Title of Hendersonville, d/b/a Services Management Co. of Tennessee was the preparer of a certain Warranty Deed dated November 26, 2003, and recorded December 9, 2003, of record as Instrument No. 20031209-0176185, in the Register's Office for Davidson County, Tennessee.

2. The said Warranty Deed from John Smith Mooneyham and Wife, Jennifer Mooneyham ("Grantors"), to Geraldo Ruano ("Grantee"), inadvertently misspelled the name of the Grantee.

3. The Affiant makes this Affidavit for the sole purpose of correcting a scrivener's error that was created by the preparer of the said Warranty Deed only by inadvertence or mistake, and hereby corrects the said Warranty Deed in regard to the Grantee to read as follows:

Gerardo Ruano

Further the Affiant saith not.

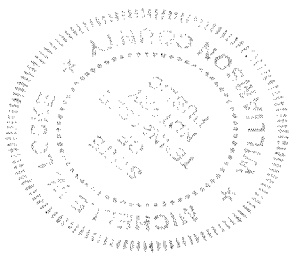
Daniel Thompson
Daniel Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Thompson, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of October, 2024.

Michelle W Jones
Notary Public
My Commission Expires: 9/14/25



Tennessee Certification of Electronic Document

I, Karla I Kard, 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 10/16/2024 (date of document).

Affiant Signature

10/16/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

