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

Karen Johnson Davidson County
Batch# 1230985 AFFIDAVIT
01/28/2025 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250128-0006413

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 20241122-0091546.

2) That the Grantor(s) in said document was MBS Investments, LLC, a Tennessee limited liability company.

3) That the Grantee(s) in said document was Nubia V. De La O and Roberto Antonio Rivera Gusman, wife and husband

4) That the date of execution of said document was November 21, 2024.

The real property affected by the said document is municipally known as 3039 Huffman Rd located in the city/town of Goodlettsville, Davidson County, TN and is more particularly described to wit:

> BEGINNING at an iron pin corner in the south margin of the Huffman Road, said pin being a corner to a 2.86 acre tract conveyed to James Huffman and continuing as follows: South 22 degrees 0 minutes West 622.28' to an iron pin; thence South 66 degrees 43 minutes East 200.0' to an iron pin; thence North 22 degrees 52 minutes East 640.44' to an iron pin in the south margin of said Road, thence North 71 degrees 43 minutes West 210.08', containing 2.96 acres as per survey of Jack L. Head, & Associates dated May 17, 1974.

5) That due to scrivener's error or oversight, said document was recorded with the following error: Affiant's signature is missing for consideration

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

Holly Mason signing as affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $385,000.00

Subscribed and sworn to before me this 21st day of November, 2024.

Notary Public **Affiant**

My Commission Expires: 9/15/2028

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 28 day of January, 2025.

Holly Mason

STATE OF TN
COUNTY OF Davidson

On this the 28 day of **January, 2025**, 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: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
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 1/28/25.

Affiant Signature

1/28/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 28 day of January, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028