Prepared by & Return to:
Providence Title, LLC
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Nashville, TN 37214
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Karen Johnson Davidson County
Batch# 1231049 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20250128-0006511

AFFIDAVIT OF SCRIVENER'S ERROR

in

Quit Claim 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 Quit Claim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20200623-0067690.

2) That the Grantor in said document was Argenis Zarate Gutierrez.

3) That the Grantees in said document were Argenis Zarae Gutierrez, Francisco Zarate Aquino, and Guadalupe Gutierrez Mercado.

4) That the date of execution of said document was June 22, 2020.

5) The real property affected by the said document is municipally known as 801 Ragsdale Ct. located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

   BEING LOT NO. 11 ON THE PLAN OF VILLAGES OF LARCHWOOD, PHASE 2, SECTION 2, 1ST REVISION, OF RECORD IN BOOK 9700, PAGE 530 AND REVISED IN BOOK 9700, PAGE 627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

6) That due to scrivener's error or oversight, said document was recorded with the following error: Grantee Argenis Zarae Gutierrez's name is misspelled.

7) That the above mentioned error is corrected to read as follows, instead: The Grantees should read Argenis Zarate Gutierrez, unmarried, and Francisco Zarate Aquino and Guadalupe Gutierrez Mercado, husband and wife, as tenants in common with full rights of survivorship.

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 27 day of January, 2025.

Holly Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27 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: 7-3-28

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

Certificate of Authenticity

I, Holly 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 1/27/25.

Affiant Signature

1/27/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of January, 20 25

Notary's Signature

(Notary Seal)

My Commission Expires: 11-3-25