Karen Johnson Davidson County
Batch# 1242175 AFFIDAVIT
02/28/2025 11:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250228-0015076

PREPARED BY: Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027
(Name & Address)

TO Recorder
List in Direct Index Under
Joseph A. Balla, Trustee and Pamela Balla Co-Trustee of Joseph Balla and Pamela Balla Joint Living Trust, Grantor; and
Jackson Balla and Ashley Ramirez, both unmarried and Joseph A. Balla, Trustee and Pamela Balla Co-Trustee of Joseph Balla and Pamela Balla Joint Living Trust dated 4/5/2007, Grantees

Map/Parcel: 0940105400

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, J. Trent Lehman, a resident of Williamson County, Tennessee, and of lawful age, hereinafter referred as "Affiant" being first duly sworn according to law, deposes and states as follows:

1. That Affiant prepared a Quitclaim Deed for the transfer of real property.

2. Said Quitclaim Deed was recorded in the Davidson County, Tennessee Register of Deeds at Instrument Number 20210805-0105267.

3. That due to mistake and inadvertence, said Quitclaim Deed contained a typo in the name of the Grantee. Said Grantee was shown as:

   Jackson Balla and Ashley Ramirez, both unmarried and Joseph A. Balla, Trustee and Pamela Balla Co-Trustee of Joseph Balla and Pamela Bella Joint Living Trust dated 4/5/2007

4. The Affiant makes this Affidavit for the purpose of correcting the typo in the name of the Grantee.

5. The correct name of the Grantee is to read as follows:

   Jackson Balla and Ashley Ramirez, both unmarried and Joseph A. Balla, Trustee and Pamela Balla Co-Trustee of Joseph Balla and Pamela Balla Joint Living Trust dated 4/5/2007

6. The Affiant further affirms that all other terms, provisions and warranties recited in the Quitclaim Deed of record in Instrument No. 20210805-0105267, in the Register's Office for Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Further affiant sayeth not. Witnessed this February 28, 2025.

Affiant

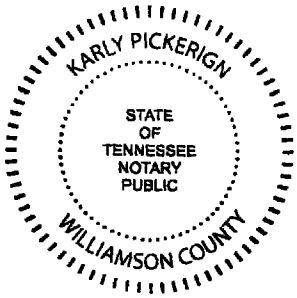
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the Within named J. Trent Lehman, the bargainor, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN this February 28, 2025.

My Commission Expires: 9/21/25

Notary Public



Certificate of Authenticity

I, J. Trent Lehman, 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 2/28/25.

Date

Affiant Signature

2/28/25

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

