PREPARED BY AND RETURN TO:
Bell Law Settlement Services, LLC
112 30th Ave N
Nashville TN 37203

Karen Johnson Davidson County
Batch# 1245765 AFFIDAVIT
03/11/2025 10:43:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250311-0018268

CROSS REFERENCE TO:

Instrument No 20160829-0090231

STATE OF TENNESSEE

COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Dellana Lowhorn, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as the Office Manager. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company recorded a Warranty Deed recorded on 08/29/2016 as Instrument No 20160829-0090231 , Davidson County, Tennessee Records.

3.

In the Deed aforementioned, there was a Scrivener's error in the conveyance; the martial status was left off inadvertently. THIS DEED SHALL NOW AND FOREVER READ: YANEXIS PELAEZ, UNMARRIED

.

4.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this the 10th day of March 2025.

Title: Operations Officer
Bell Law Settlement Services, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dellana Lowhorn to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 10th day of March 2025.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public My Commission expires:

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3-10-25 (date of document)

Regina Sullo

Affiant Signature

3-10-25

Date

State Of IN

County of Davidson

Sworn and subscribed before me this 10 day of March, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026