Scrivener's Affidavit of Preparation of Warranty Deed

(of record in Instrument Number 20220114-0006127)

Comes now Concord Title, by and through its authorized agent, and states on oath:

1. That Concord Title prepared a certain Warranty Deed in which Music City Holdings, LLC, a Texas limited liability company was stated to be the grantor and Ephraim Maldomado was stated to be the grantee;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument # 20220114-0006127 on January 14, 2022;
3. That said Warranty Deed had the incorrect name for the grantee;
4. That the correct date name should be Ephraim Maldonado;
5. That Concord Title is hereby with this instrument correcting said Warranty Deed to reflect the correct grantee name;
6. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

By: _____
Concord Title
Its: Office Manger

Karen Johnson Davidson County
Batch# 1245956 AFFIDAVIT
03/11/2025 03:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250311-0018539

Witness my hand this 10th day of March 2025

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 Tracey Boshears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that she is the Office Manager of Concord Title and that she is authorized by Concord Title to execute this instrument on its behalf by herself as such Office Manager.

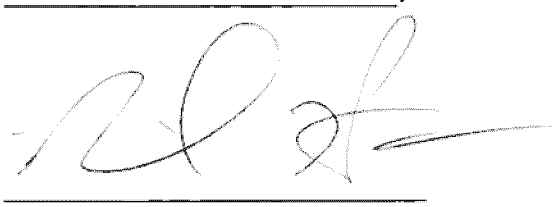
Brad Krivensky State of Tennessee Notary Public Williamson County

_____
Notary Public
My commission expires: 10/27/25

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

Certificate of Authenticity

I, Nick Harris, 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 **March 11, 2025**.



Affiant Signature

3/11/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11** day of **March**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

