THIS INSTRUMENT PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1248194 AFFIDAVIT
03/19/2025 02:50:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250319-0019947

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now John Cobb Rochford for Rochford Law & Real Estate Title, PLLC, who is over the age of eighteen (18) and whose address is 2200 Abbott Martin Road, Suite 201, Nashville, TN 37215 and who would state as follows: On the Warranty Deed between Alan S. Windham and Joy M. Windham, "Grantors", and Maria Alvarez and Enmanuel Melian, "Grantees" (hereinafter, the "Deed"), recorded in Instrument No. 20250203-0008139, Register's Office for Davidson County, Tennessee, I was the licensed attorney responsible for preparing the Deed. The Deed contains a scrivener's error. More specifically, the sentence prior to the signature lines should read as follows:

Witness my hand and official seal on 01/29/2025.

This error was unintentional. This affidavit is made of my personal knowledge to correct the error above described.

Rochford Law & Real Estate Title, PLLC

By: _____
John Cobb Rochford

Its: General Counsel

OATH AND ACKNOWLEDGMENT

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John Cobb Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Counsel for Rochford Law & Real Estate Title, PLLC, the within named bargainor, and that he as such General Counsel executed the foregoing instrument for the purposes therein contained, by signing for Rochford Law & Real Estate Title, PLLC by himself as General Counsel for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 17 day of March, 2025.

_____
Notary Public

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **March 17, 2025.**

Signature 03/17/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 17th day of March, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY