THIS INSTRUMENT PREPARED BY:
Stewart Title Company
216 Centerview Dr., Suite 360
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1254243 AFFIDAVIT
03/31/2025 03:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250331-0024251

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Comes now Christopher Jackson, who is over eighteen (18) years of age and whose address is 1524 Williams Dr., Ste. 202, Murfreesboro, TN 37129, and would state as follows:

On the 13th day of May, 2024, Stewart Title Company successor in merger to Homeland Title LLC caused to be recorded the Warranty Deed executed by The Karleen Ann Speicher Revocable Trust dated November 02, 2018, conveying property to Gregorio Flores, a married man, in Instrument 20240513-0035015, in the Register's Office for Davidson County, Tennessee.

The legal description that appears of record in the Warranty Deed contains a scrivener's error. This error was unintentional. The correct legal description which should appear in the Warranty Deed is as follows:

> Land in Davidson County, Tennessee, being all of Lot 12 on the Plan of Glencoe Acres, Section 1, of record in Plat Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 31st day of March, 2025.

Christopher Jackson, Affiant

OATH AND ACKNOWLEDGMENT

On this the 31st day of MARCH, 2025, before me, a Notary Public, duly commissioned and qualified, personally appeared Christopher Jackson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary Public

My Commission expires: FEBRUARY 24, 2026

ALEXIS STEELMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

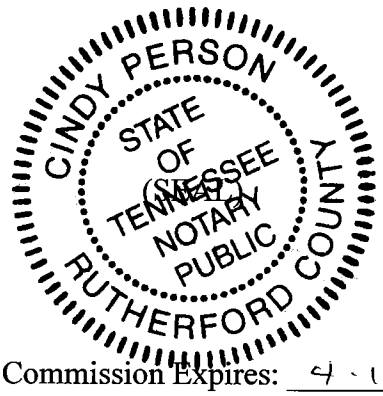
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-31-2025.

Affiant Signature

3/31/2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 31 day of March, 2025.



Notary Public

My Commission Expires: 4-19-2027

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