Karen Johnson Davidson County
Batch# 1262166 AFFIDAVIT
04/21/2025 08:42:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250421-0029753

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
16-0092

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

SCRIVENER'S AFFIDAVIT

(REFERENCE TO WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20160201-0009478, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.)

Comes now Tennessee Title Services, LLC, by and through its authorized agent, and states on oath:

That Tennessee Title Services, LLC, prepared a certain Warranty Deed recorded on 2/1/2016 in Instrument No. 20160201-0009478, in the Register of Deeds for Davidson County, Tennessee, wherein **Hector H. Vera** as **"Grantor"**, conveyed interest in certain real property to **Barbara Jean Hogan,** as **"Grantee"**; and

1. That said Warranty Deed erroneously contained an execution and notary acknowledgment date of "February 5, 2016" due to sheer inadvertence and scrivener's error when in fact the correct date was "**January 29, 2016**";

2. That the name of one party of the parties who signed the deed, **Maria Martinez Vera**, was erroneously omitted from the notary acknowledgement;

3. That the proper Notary Acknowledgement should read:

"Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ***Hector H. Vera and Maria Martinez Vera,*** *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of January, 2016."

4. That this affidavit is given to correct the record, explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Tennessee Title Services, LLC

By: _____
Jodi Stephens, Agent

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

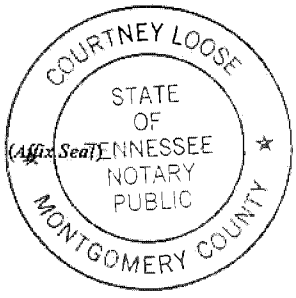
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jodi Stephens**, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained; and who further acknowledged that she is an Agent for Tennessee Title Services, LLC and that she is authorized to execute this instrument on behalf of Tennessee Title Services, LLC.

Witness my hand and official seal this 17th day of April 2025.

_____
Notary Public

My Commission Expires: 4/25/27

(Affix Seal)



Certificate of Authenticity

I, Joshua A. Terry, 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 4/17/2025.

Affiant Signature – Joshua A. Terry

04/18/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 04/18/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27