39B

Karen Johnson
Batch # 1265044
04/25/2025 12 25 55 PM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVIT
1 pg
20250425-0032002

THIS INSTRUMENT PREPARED BY:
Centennial Title Co, Inc.
30 Burton Hills Blvd, Suite 165
Nashville, TN 37215

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record in Instrument No. 20250416-0029179
Register's Office for Davidson County, Tennessee)

I, Angela Williamson, of Centennial Title Company, Inc , being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief·

1. That Centennial Title Company, Inc. recorded a Warranty Deed executed by Rudolph Deavours Yelverton and Caroline Acree, as Grantors, to Monica Maria Santisteban Freeman and Jacques Avery Freeman and Monica Santisteban Freeman, a married couple, as Grantees, of record in Instrument No 20250416-0029179, Register's Office for Davidson County, Tennessee (hereinafter the "Warranty Deed ")

2. Through inadvertence and due to scrivener's error, the names of the Grantees appeared incorrectly in the Warranty Deed The name of one of the Grantees appeared twice, in two different iterations

3. The correct Grantee vesting should have read as follows. "Jacques Avery Freeman and Monica Maria Santisteban Freeman, a married couple".

4. Monica Maria Santisteban Freeman and Monica Santisteban Freeman are one in the same person

This is IMPROVED property known as 931B Thomas Avenue, Nashville, TN 37216

All other matters contained in the Warranty Deed remain the same.

FURTHER, Affiant saith not

Angela Williamson
Centennial Title Company, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angela Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice-President of Centennial Title Company, Inc , and that as such she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal, at office, this 24th day of April, 2025

Lydia H Weaver
NOTARY PUBLIC

My Commission Expires· 7/6/26

LYDIA H WEAVER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 24th day of April, 2025.

Lydia H Weaver
NOTARY PUBLIC
My Commission Expires· 7/6/26

LYDIA H WEAVER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY