THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1269719 AFFIDAVIT
05/07/2025 08:24:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250507-0035523

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the Grantee's name on the Warranty Deed of record as **Instrument Number 20161018-0109980,** Register's Office for Davidson County, Tennessee. Said deed was granted by **WEI XING GUO, MARRIED** to **YIMY GRANDBACA AND GLENDA ALICIA ALVAREZ.**

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title, LLC prepared the above-mentioned Warranty Deed, and I, Andrew H. Maloney was the President of Nashville Title, LLC.

2. On or about the 1st day of September, 2016, my office, under my direction, prepared a Warranty Deed in which **WEI XING GUO, MARRIED** conveyed a certain parcel of land in Davidson County to **YIMY GRANDBACA AND GLENDA ALICIA ALVAREZ.,** which Warranty Deed is of record as **Instrument Number 20161018-0109980,** Register's Office for said County.

3. Said Warranty Deed through an inadvertent and mistake erroneously cited the name of Grantee as "**Yimy Grandbaca and Glenda Alicia Alvarez.".**

4. The correct cite of the Grantee should read as **"Yimy Grand Baca Velaya and Glenda Alicia Alvarez Avilez, husband and wife".**

Further affiants say not.

ANDREW H. MALONEY

STATE OF TENNESSEE }
COUNTY OF Williamson }

Sworn to and subscribed before me this 6th day of May, 2025.

My commission expires:
2/7/2026

NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of May, 2025.

My Commission expires:
2/7/2026

NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 **5/6/2025** (date of document).

Affiant Signature
Date **5/6/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **6** day of **May**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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