Prepared by and return to:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Cross Reference: Instrument No. 20250613-0046412
Davidson County Register of Deeds

Karen Johnson Davidson County
Batch# 1295224 AFFIDAVIT
07/08/2025 03:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250708-0053726

AFFIDAVIT OF SCRIVENER'S ERROR

I, Ed Hunsberger, Affiant herein, having personal knowledge of the facts herein stated, make the following statements of fact:

Whereas, Tennessee Nations Title Agency was the Settlement Agent for a purchase transaction between Kristian Davon Albarran, a single woman, as Grantor, and Daniel Luaces Cortes, unmarried, as Grantee, and subsequently recorded a Warranty Deed dated 5/1/2025 and recorded on 6/13/2025 in Instrument No. 20250613-0046412, Register's Office for Davidson County, Tennessee.

And whereas, after recording, it was discovered that the Grantee's marital status was incorrect. The Grantee on the Warranty Deed of record vested as Daniel Luaces Cortes, unmarried.

Grantee should have been vested as: Daniel Luaces Cortes, a married man

The error is corrected with the recording of this affidavit referencing the Grantee as "Unmarried".

It is further attested by that all other aspects of the WD are correct.

Dated this the 8th Day of July, 2025.

Ed Hunsberger

State of Tennessee}
County of Davidson}

On this 8TH day of July, 2025, before me, a Notary Public in and for said County, personally appeared **Ed Hunsberger** to me known to be the same person described herein and who executed the within instrument who acknowledged the same to be their free act and deed.

Marcia Escobar
Notary Public

My Commission Expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 7/8/25 (date of document).

Affiant Signature

7/8/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8TH of July, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26