Karen Johnson Davidson County
Batch# 1295515 AFFIDAVIT
07/09/2025 02:25:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250709-0054088

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File No. 4-18168-TC

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

The undersigned, Kirk Hunnicutt, who is over eighteen (18) years of age and states that he/she is an Authorized Agent for Four Star Title, makes oath that the following statements are true to the best of his/her knowledge, information and belief:

That my office prepared the Warranty Deed by and between Nathan/Dale Stoops Real Estate, LLC, a Tennessee Limited Liability Company (as "Grantor"), and Oswaldo Jaime Molina, unmarried and Nancy Encalada, unmarried (as "Grantee"), dated June 30, 2022, filed of record on July 1, 2022, in Instrument No. 20220701-0076730, in the Register's Office for Davidson County, Tennessee.

WHEREAS, through inadvertence and mistake, a name of the Grantees' is ordered incorrectly; and

WHEREAS, the correct spelling and ordering of the Grantees' names should be **Jaime Oswaldo Molina and Nancy Encalada**; and

WHEREAS, the purpose of this Affidavit is to permanently correct the Warranty Deed by providing the correct names of the Grantees, which should read as **Jaime Oswaldo Molina, unmarried and Nancy Encalada, unmarried**.

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Kirk Hunnicutt, do hereby amend the said Warranty Deed by providing the correct names of the Grantees, which should read as **Jaime Oswaldo Molina, unmarried and Nancy Encalada, unmarried**. All other matters contained in said Warranty Deed remain the same.

Further Affiant sayeth naught.

WITNESS MY HAND on this 9th day of July, 2025.

Four Star Title

By: _____, Authorized Agent

STATE OF TN)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kirk Hunnicutt, with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be an Authorized Agent of Four Star Title, and that he/she, as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by personally signing the name of said company as its Authorized Agent.

Witness my hand and official seal at Franklin, TN, this the 9th day of July, 2025.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Tonya Thomas
Notary Public
My Commission Expires: 10-26-25

Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/9/2025 (date of document).

Affiant Signature

7/9/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9th day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL