Karen Johnson Davidson County
Batch# 1300957 AFFIDAVIT
07/23/2025 11:53:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250723-0058232

Prepared by and return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT250600056

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS, this affidavit is executed to correct the Warranty Deed of record in Instrument Number 20250722-0057881, Register's Office for Davidson County, Tennessee;

WHEREAS, Victory Title & Escrow, LLC prepared a Warranty Deed from Marsha Dunn, Person Representative of the Estate of Vicki L. Haney as to 90% undivided interest and Marsha Dunn, Individually, as to a 10% undivided interest to Ron Nguyen, unmarried and Hung Tan Nguyen and wife, Kim Oahn Thi Tran, as joint tenants with right of survivorship of record in Instrument Number 20250722-0057881, Register's Office for Davidson County, Tennessee, and the Grantors and Grantees were incorrect and through inadvertence and due to scrivener's error, the correct Grantors and Grantees were entered;

WHEREAS, the correct Grantors and Grantees on the Warranty Deed of record in Instrument Number 20250722-0057881, Register's Office for Davidson County, Tennessee, are to read as follows:

Marsha Dunn, Personal Representative of the Estate of Vicki L. Haney as to 90% undivided interest and Marsha Dunn, Individually, as to a 10% undivided interest to Ron Nguyen, unmarried and Hung Tan Nguyen and wife, Kim Oanh Thi Tran, as joint tenants with right of survivorship

NOWTHEREFORE, I, Gail C. Vincent do attest and affirm that the Grantors and Grantees above are correct.

IN WITNESS WHEREOF, I have hereunto set my signature, of this the 23rd day of July, 2025

Gail C. Vincent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail C. Vincent the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of July, 2025.

Commission Expires: 07.10.2027

Notary Public



TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document – **Scrivener's Affidavit**, dated **July 23, 2025** – tendered for recording herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **July 23, 2025**.

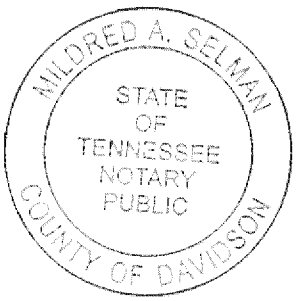
This 23rd day of July 2025.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct.

WITNESS my hand and official seal in Franklin, Tennessee this 23rd day of July 2025.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027