Karen Johnson Davidson County
Batch# 1301045 AFFIDAVIT
07/23/2025 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250723-0058353

Prepared by & Return to:
Ready Now Title Services, LLC
131 Indian Lake Blvd
Suite 100B
Hendersonville, TN 37075

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF SUMNER

Comes now, Venikkia Cunningham, a principal, or employee, of Ready Now Title Services, LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20250609-0045247.

2) That the Grantor(s) in said document was Revlon Briggs, married.

3) That the Grantee(s) in said document was Eedie Espejo Pucheta, and Reina Honoria Hernandez Cana, Husband and wife

4) That the date of execution of said document was 06/05/2025.

The real property affected by the said document is municipally known as 105 Cherokee Place, located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

> Land in Davidson County, Tennessee, being Lot No. 1011 on the Plan of Cherokee Hills, Section Eight of record in Plat Book 4300, Page 106. Being a resubdivision of Lot Number 857 A and reserve Parcels "B" and "D" Cherokee Hill Section Eight, of record in Plat Book 3700, Page 154, Register's Office for said County, to which reference is made for a more complete description.

5) That due to scrivener's error or oversight, said document was recorded with the following error: The map and parcel was incorrect.

6) That the above-mentioned error is corrected to read as follows, instead:

The Correct Map and Parcel Number is: 14807013000

7) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the ~~21st~~ 22nd day of July, 2025.

Venikkia Cunningham

STATE OF Tennessee
COUNTY OF Sumner

On this the ~~21st~~ 22nd day of **July, 2025**, before me, the undersigned officer, personally appeared **Venikkia Cunningham** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 1/30/2025

RACHEL MARON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 1-30-2025

Certificate of Authenticity

I, Drusilla Bryant, 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 7.22.25.

Drusilla Bryant
Affiant Signature

7.22.25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of July, 25.

Notary's Signature

My Commission Expires: 9/27/26

Notary's Seal

