Karen Johnson
Batch # 1304325
08/01/2025 09:06:47 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20250801-0060969

THIS INSTRUMENT PREPARED BY:
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027
LTC File 25-002355-524

SCRIVENER'S AFFIDAVIT TO AMEND WARRANTY DEED RECORDED AS INSTRUMENT NO. 20250703-0052854 IN REGISTER'S OFFICE OF DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Comes now, Kristen Vanderkooi hereinafter referred to as Affiant, on this 31st day of July, 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of their knowledge, information and belief:

1. The Affiant is an Agent of Vanderkooi Law, the preparer of a certain Warranty Deed dated June 30, 2025, and recorded July 3, 2025, as Instrument No. 20250703-0052854 in the Register's Office for Davidson County, Tennessee.

2. The said Warranty Deed from Kenneth A. White, an married man ("Grantor") to Maria Leticia Solis Lovo and Alfonso Rodriguez Revilla, wife and husband ("Grantees") inadvertently listed the incorrect map/parcel number, and inadvertently omitted the legal description of the subject property.

3. The Affiant makes this Affidavit for the sole purpose of correcting a scrivener's error that was made by the preparer of the Warranty Deed only by inadvertence or mistake, and hereby corrects the Warranty Deed in regard to the map/parcel number section, and the legal description in the derivation on page 1 to read as follows:

Map/Parcel: 150-11-0-316.00

Hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee and being Lot No. 53 on the Plan of Belle Oaks Subdivision, Phase I, recorded in Book 6900, Page 768, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Further the Affiant saith not.

Kristen Vanderkooi
(Print)

Kristen Vanderkooi
(Sign)

JUSTIN PARTIDA NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kristen Vanderkooi, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of July, 2025.

Notary Public

My Commission Expires: 5/16/2027