This instrument prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1318887 AFFIDAVIT
09/05/2025 09:51:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250905-0070982

After Recording Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

Come now BENJAMIN SEAMON, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. That on or about the 18th day of August, 2025, my office, under my direction, witnessed the execution of a Warranty Deed in which Cathy Ann Maxwell Tennessee Investment Services Trust and Kelly J. Maxwell Tennessee Investment Services Trust conveyed a certain parcel of land in Davidson County, Tennessee to Gulherme Passos and Casey Flannery, which deed is of record in Instrument No. 20250821-0067123, Register's Office for said County.

3. That the aforementioned Warranty Deed was recorded with an error in which the name of the Grantee was referenced incorrectly, as follows:

GULHERME PASSOS AND CASEY FLANNERY,

4. That through inadvertence and mistake, the foregoing contains a scrivener's error in that the Grantee referenced in the Warranty Deed of record in Instrument No. 20250821-0067123, Register's Office for Davidson County, Tennessee, name should be as follows:

GUILHERME PASSOS AND CASEY FLANNERY,

Further affiant saith not.

Executed this 26 day of August, 2025 for the purposes herein stated.

Benjamin Seamon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, BENJAMIN SEAMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of August, 2025.

My Commission expires:
7/2/29

NOTARY PUBLIC

ALEXANDRA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[SEAL]

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/26/2025. ___ (date of document).

Affiant Signature

9/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY