This document prepared by and return to:
Hywater Title, LLC
312 E. College Street
Dickson, TN 37055

Karen Johnson Davidson County
Batch# 1324147 AFFIDAVIT
09/18/2025 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250918-0074808

STATE OF TENNESSEE)
COUNTY OF DICKSON)

SCRIVENER'S AFFIDAVIT

Cross-Reference: Instrument No. 20250917-0074319

The undersigned, Lauren Cotten, who is over eighteen (18) years of age and whose address is 312 E. College Street, Dickson, TN 37055, being duly sworn, states as follows:

A Warranty Deed, of record as Instrument No. 20250917-0074319, in the Register's Office for Davidson County, Tennessee, was executed by Fernando Funes and Ana Maria Funes, a married couple, as Grantor, in favor of Linda Gutierrez Zavala, married woman, as Grantee, affecting certain property located in Davidson County, Tennessee, as more particularly described herein:

> Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Forest View Park Section One of record in Plat Book 3700, Page 109 and Page 110, Register's Office for said County, to which reference is made for a more complete description.
>
> BEING the same property conveyed to Fernando Funes and wife, Ana Maria Funes by Deed from JPMorgan Chase Bank as Trustee, dated March 26, 2006 and recorded March 30, 2006 of record in Instrument No. 20060330-0036283, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS SUBJECT TO:
> 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

In the aforementioned Warranty Deed, the street address of the property and the address of new owner were both incorrectly described as 2604 Forest View Drive, Nashville, TN 37013. This is a scrivener's error and was made unintentionally. This affidavit is given to correct the name of the address, which is 2604 Forest View Drive, Antioch, TN 37013.

This Affidavit is made of my personal knowledge for the purpose of correcting the error above described. The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Dated effective as of September 18, 2025.

Lauren Cotten

(Affiant) LAUREN COTTEN

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Sworn to and subscribed before me this 18th day of September, 2025.

Notary Signature
My commission expires: _____, 2025

BRANDEE GILLIAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/24/2028
COUNTY OF DICKSON

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **09/18/2025** (date of document).

Jami K Averwater

Affiant Signature

09/18/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **18th** day of **September**, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

