THIS INSTRUMENT WAS PREPARED BY:
Birthright Title, LLC
2800 N Mt. Juliet Road
Mt. Juliet, TN 37122
21-10292G

Karen Johnson Davidson County
Batch# 1330214 AFFIDAVIT
10/03/2025 12:22:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251003-0079058

SCRIVENER'S AFFIDAVIT

I, Taylor Clarke, for Birthright Title, LLC recorded the Quitclaim Deed by and between **Lidia Flores** (Grantor) and **Lidia Flores and Estanislao Flores-Ramirez, wife and husband** (Grantee) of record as **Instrument No. 20210416-0051320**, recorded April 16, 2021, Register's Office for **Davidson** County, Tennessee, and do hereby certify that the following correction(s) should be made to the above-referenced instrument:

Through inadvertence and mistake the first name of one of the Grantees was misspelled as "Estanisalao".

Said Grantee's name is hereby corrected throughout said instrument to read as follows:

Estanislao Flores-Ramirez

NOW THEREFORE, this Scrivener's Affidavit will serve as the correction for the aforementioned error in said Quitclaim Deed.

Witness my hand this 3 day of October, 2025.

Taylor Clarke

SWORN AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF October, 2025.

Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Taylor Clarke, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2025.

Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 10/3/25.

Celia Stewart Rouse

Affiant Signature

10/3/25

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 3rd day of October, 2025.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY