Prepared By:
Magnolia Title & Escrow, LLC
1103 NW Broad St Ste E
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1357532 AFFIDAVIT
12/12/2025 03:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251212-0099290

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
) ss.
COUNTY OF RUTHERFORD)

The undersigned Affiant, being first duly sworn, states as follows:

1. I, Megan Millsap, the Affiant, am familiar with certain facts regarding the real property commonly known as: 5352 Sunnyvale Drive, Antioch, TN 37013, hereinafter referred to as the "Property".

2. The instrument affecting the Property, which contains a Scrivener's Error, is:

   A Warranty Deed being of record in Instrument 20251113-0090420 in the Register's Office for Davidson County, Tennessee

3. The record owner of the Property affected hereby is:

   Marlily Villatoro Perez, Stephanie D. Canales Villatoro, and Marla Rubi Villatoro Perez

4. The Scrivener's Error which is to be corrected by this Affidavit is:

   The Warranty Deed incorrectly shows the Grantees as Marlily Villatoro Perez, and unmarried woman and Stephanie D. Banales Villatoro, an unmarried woman and Marla Rui Villatoro Perez, an unmarried woman

   The Warranty Deed should have shown the Grantees as Marlily Villatoro Perez, an unmarried woman and Stephanie D. Canales Villatoro, an unmarried woman and Marla Rubi Villatoro Perez, an unmarried woman

Dated this 12th day of December, 2025.

AFFIANT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12th Day of December, 2025.

Emilee Bartlett
Notary Signature
My commission expires: June 22, 2026

EMILEE BARNETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202512120099290

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 December 12, 2025 (date of document).

Affiant Signature

December 12, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of December, 2025.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

202512120099290