Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

Karen Johnson Davidson County
Batch# 1395176 AFFIDAVIT
03/19/2026 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260319-0022058

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly A. Mason, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That I was responsible for recording the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20251211-0098383.
2) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20251211-0098383.
3) That the Grantors in said document were Jorge L. Garcia Alvarez and Evelyn Suzeth Duron Guerra.
4) That the Grantees in said document were Cecilia Rivera Guatemala and Antonio Rivera Pineda.
5) That the date of execution of said document was December 2, 2025.

The real property affected by the said document is municipally known as 4772 Greystone St. located in the city/town of Antioch, Davidson County, Tennessee and is more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One (Revised), Peppertree Forest of record in Book 6900, Pages 973 through 975, inclusive in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

6) That due to scrivener's error or oversight, said document was recorded with the following error: The vesting of Cecilia Rivera Guatemala and Antonio Rivera Pineda, husband and wife is incorrect.

7) That the above mentioned error is corrected to read as follows, instead:

The correct vesting should be: Cecilia E. Rivera Guatemala, an unmarried woman, and Antonio Rivera Pineda, a married man, as joint tenants with right of survivorship.

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 19th day of March, 2026.

Holly A. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of **March, 2026,** before me, the undersigned officer, personally appeared **Holly A. Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 March 19 2026.

Affiant Signature

3/19/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of March, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

