This Instrument Prepared By:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102,
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1404514 AFFIDAVIT
04/10/2026 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260410-0029418

SCRIVENER'S AND/OR CLOSER'S AND/OR NOTARY AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, MEGAN ROSS, on behalf of Foundation Title & Escrow being first duly sworn depose and say:

1. That Foundation Title & Escrow, formally doing business as East Tennessee Title Insurance Agency, Inc., prepared and/or closed and/or witnessed for execution a Special Warranty Deed executed by PABLO J. VITERI and RUTH E. VITERI, husband and wife ("Grantor") and MAGALI ROSEMARY MANJARRES ("Grantee") dated March 12, 2026 and filed March 13, 2026 in Instrument Number 20260313-0020258, in the Register's Office for Davidson County, Tennessee.

2. Based on information provided by the parties, the following defects or inaccuracies (and the corrections thereof) existed in the aforementioned documents:

Grantee- Magali Rossmery Manjarres, a married woman

FURTHER AFFIANT SAITH NAUGHT.

MEGAN ROSS, Esq.
Foundation Title & Escrow
Regional Underwriting Counsel

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 10th DAY OF April, 2026.

SEAL

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

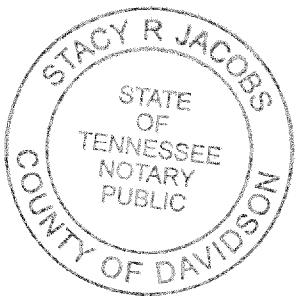
NOTARY PUBLIC
COMMISSION EXPIRES: 3/9/2027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Megan Ross, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Regional Underwriting Counsel of Foundation Title & Escrow, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 10th day of April, 2026.

SEAL



Stacy R Jacobs
NOTARY PUBLIC
COMMISSION EXPIRES: 3/9/2027

Certificate of Authenticity

I, Lacey Chumley, 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 **April 10, 2026**.

Date

Lacey Chumley

Affiant Signature

April 10, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of April, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON