Karen Johnson Davidson County
Batch# 1410446 AFFIDAVIT
04/23/2026 01:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260423-0034225

This Instrument Prepared By and Return to:

Stewart Title
126 Kedron Pkwy
Spring Hill, TN 37174

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF MAURY

Comes now, **Shane Corley,** hereinafter referred to as Affiant, on this 23rd day of April, 2026, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. The Affiant recorded a Warranty Deed dated April, 15 2026, and recorded April 16, 2026 in **Instrument Number 20260416-0031247,** Register's Office for Davidson County, Tennessee conveying property from Elliott Lopes and Don Lopes, both unmarried to Denis Rivera & Cindi Areisi Euceda Benson, husband and wife

2. That the above mentioned Warranty Deed was recorded with a missing Notary Stamp and missing Map and Parcel.

3. The Affiant makes this affidavit for the purpose of amending the original Warranty Deed by including the Notary Stamp and Map and Parcel, attached hereto.

Affiant(s):

Shane Corley

STATE OF Tennessee
COUNTY OF Williamson

I, Catherine Franco, a Notary Public of the County and State first above written, do hereby certify that Shane Corley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of April, 2026.

Notary Public
My Commission Expires: 4.25.29
(SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

State of Tennessee
County of Maury

The actual consideration or value, whichever is greater for this transfer is: $382,500

Affiant Signature

Subscribed and sworn to before me on this the 15th Day of April 2026

Notary Public
My Commission expires 04 / 25 / 2029

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Denis Rivera & Cindi Areisi Euceda Benson
2344 Edencrest Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
Denis Rivera & Cindi Areisi Euceda Benson
2344 Edencrest Dr.
Antioch TN 37013

MAP AND PARCEL NUMBER: 14913008900

WARRANTY DEED
26NT00799

Effective the 15 Day of April, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Elliott Lopes and Don Lopes, both unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Denis Rivera & Cindi Areisi Euceda Benson, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

All that certain parcel of land situate in Antioch, County of Davidson, State of Tennessee, being known and designated as Lot No. 95 on the Plan of Section One, Chadfield, of record in Book 7900, page 836, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elliott Lopes and Don Lopes, both unmarried by Warranty Deed from Mallory W. Cox and husband, Philip G. Cox as recorded 09/11/2007 in Book NA at Page NA as Document 20070911-0108854.

Commonly Known As: 5025 Chadfield Way, Antioch, TN 37013-2868

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the _____ day of _____, _____

Elliott Lopes 04/15/2026 08:11 AM CDT

Elliott Lopes

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Elliott Lopes,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 04/15/2026 11:03 AM CDT

Notary Public

My Commission expires: _____/_____/_____

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Chi Lopes 04/15/2026 08:13 AM CDT

Chi Lopes

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Chi Lopes,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 04/15/2026 11:03 AM CDT

Notary Public

My Commission expires: _____/_____/_____

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Chi Lopes joins in this deed for purposes of conveying marital interest

Don Lopes 04/15/2026 08:09 AM CDT

Don Lopes

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Don Lopes,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 04/15/2026 11:03 AM CDT

Notary Public

My Commission expires: _____/_____/ _____

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 23, 2026.

Affiant
Date: April 23, 2026

STATE OF TENNESSEE
COUNTY OF MAURY

Sworn to and subscribed before me this 23rd day of April 2026

Notary Public

My Commission Expires: 7.30.29

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY