AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Karen Johnson Davidson County
Batch# 1427219 AFFIDAVIT
06/02/2026 11:43:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260602-0049503

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

1. I, Spencer Gross, the Affiant, am familiar with certain facts regarding the real property commonly known as: 3981 Lawing Drive, Nashville, TN 37207, hereinafter referred to as the "Property".

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

   Warranty Deed recorded in Instrument Number 20260417-0031709 in the Register's Office of Davidson County, Tennessee.

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

   Justin Cutler

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

   The Recorded Warranty Deed does not include the marital status of the Grantees.
   Therefore, the vesting language of the Grantees is to be corrected to Jonathan Daniel Perez-Hernandez, Unmarried and Andrea Perez-Hernandez, Unmarried, as Joint Tenants with Rights of Survivorship.

Dated this 26th day of May, 2026

By: Spencer Gross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of May, 2026.

Notary Signature
My commission expires: January 4, 2026

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202606020049503

Certificate of Authenticity

I, Spencer Gross, 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 May 26th, 2026.

Affiant Signature

May 26th, 2026
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
2nd day of June, 2026.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

