Karen Johnson Davidson County
Batch# 1476721 AFFIDAVIT
09/23/2026 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260923-0088332

THIS INSTRUMENT PREPARED BY:
Lenders Tile Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

SCRIVENER'S AFFIDAVIT TO AMEND WARRANTY DEED RECORDED IN INSTRUMENT NO. 20260908-0082929

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now, Daniel Thompson, hereinafter referred to as Affiant, on this 23rd day of September, 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 is an Agent of Lenders Title Company, the preparer and recorder of a certain Warranty Deed dated September 1, 2026, and recorded September 8, 2026, of record in Instrument No. 20260908-0082929, in the Register's Office for Davidson County, Tennessee.

2. The said Warranty Deed from Alejandro Ontiveros Pena, an unmarried man ("Grantor"), to Nicholas Vadi Williams and Christa Elaine Eiguren, husband and wife ("Grantee"), contains a spelling error within the legal description/derivation on page 1 of the Warranty Deed.

3. The Affiant makes this Affidavit for the sole purpose of correcting a scrivener's error that was created by the preparer of the said Warranty Deed only by inadvertence or mistake, and hereby corrects the said Warranty Deed in regards to the Legal Description/Derivation to read as follows:

SEE EXHIBIT "A"

Further the Affiant saith not.

Daniel Thompson
Daniel Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Thompson, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of September, 2023.

Patricia L Hurtt
Notary Public

My Commission Expires:



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, the undersigned, a notary public, on this 23rd day of September, 2026, by Daniel Thompson, the above named affiant.

Patricia L Hurtt
Notary Public

My Commission Expires:



Exhibit "A"

A certain real estate located in Davidson County, State of Tennessee, as follows:

Being Lot No. 101 on the Plan of Woodberry Park, of record in Book 2133, Page 117, 118 and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 96 feet on the Easterly side of Seneca Drive and runs back 189 feet on the Northerly line and 117 feet on the Southerly line, to a dead line, which is a broken line, measuring 110.2 feet thereon

Being the same property conveyed to Alejandro Ontiveros Pena, an unmarried man by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20260327-0024658 Register's Office for Davidson County, Tennessee, dated February 26, 2026 and recorded on March 27, 2026.

Being also known as 307 Seneca Dr, Nashville, TN 37214.

Map & Parcel: 096-05-0-151.00-000

Lenders Title Company File No. TN-2605299-7524

Tennessee Certification of Electronic Document

I, Tricia Hurtt, 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 9/23/2026 (date of the document).

Tricia Hurtt

Affiant Signature

9/23/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of September, 2026.

Daniel Thompson

Notary Public

My Commission Expires: 12/20/2027

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027