202204-0057

*This Instrument Prepared By and Return To:*
*Sidwell, Gore & Reynolds, PLLC*
*121 1st Ave. S. Ste. 200*
*Franklin, TN 37064*

Karen Johnson Davidson County
Batch# 923412 AFFIDAVIT
09/29/2022 04:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220929-0107799

**SCRIVENER'S AFFIDAVIT FOR WARRANTY DEED**
**FILED OF RECORD ON MAY 4, 2022 IN INSTRUMENT NO. 20220504-0051663**
**REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE**

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Comes now, Michelle Pepper, hereinafter referred to as Affiant, on this the 20th day of September, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That the Affiant, as a representative of Phoenix Title Services, LLC, a Tennessee limited liability company, prepared a Warranty Deed, filed of record on May 4, 2022 in Instrument No. 20220504-0051663, Register's Office for Davidson County, Tennessee between Stephen D. Cline (Grantor) and Jeffery D. Burkart d/b/a/ JB Investments (Grantee).

2. That through mistake and inadvertence, the Grantee's name was misspelled on the Warranty Deed.

3. That the Affiant makes this Affidavit for the purpose of amending the original Warranty Deed by correcting the spelling of the Grantee's name on the Warranty Deed to read:

**Jeffrey D. Burkhart d/b/a/ JB Investments**

Further Affiant sayeth not.

THIS AFFIDAVIT is made this 20th day of September, 2022.

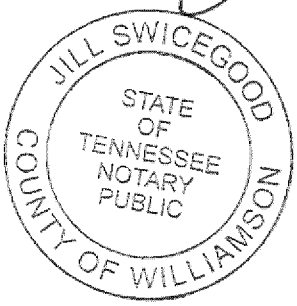
Michelle Pepper

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Michelle Pepper, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2022

My commission expires: 6/22/26 _____
Notary Public



**Tennessee Certification of Electronic Document**

I, Jill Swicegood, 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 9/20/22 (date of document).

Jill Swicegood
Affiant Signature

9/29/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of September, 2022.

Michelle Pepper
Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

