Karen Johnson Davidson County
Batch# 951856 AFFIDAVIT
12/15/2022 10:58:34 AM 1 pg
Fees: $12.00 Taxes: $0.00
20221215-0129887

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
123-A Center Pointe Drive
Clarksville, TN 37040

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Comes now Luther P. Ramsey who is over eighteen (18) years of age and whose address is 123-A Center Pointe Drive Clarksville, TN 37040, and would state as follows:

On the 18th day of October 2022, a Warranty Deed was prepared and executed. The below described Warranty Deed contained a scrivener's error.

A Warranty Deed that was executed by **GRANTORS: Matthew Eden, an unmarried man** with **GRANTEE: Breeezy Flips, LLC, a Tennessee Limited Liability Company** of record in **Instrument #20221019-0114053,** Register's Office for Davidson County, Tennessee.

The foregoing Warranty Deed contained a scrivener's error in that the Grantee's name is misspelled. This error was unintentional. The Grantee name that should appear in instrument recorded in **Instrument #20221019-0114053** is as follows:

***Breezy* Flips, LLC a Tennessee Limited Liability Company**

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 14 day of December, 2022.

Luther ~~P.~~ Ramsey
[Affidavit]

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Luther P. Ramsey who made oath that he has read the foregoing Affidavit and the things and matters contained there are true. The Affidavit and the things and matters contained therein are true. The Affidavit did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 14 day of December 2022.

Notary Public

My Commission Expires: 07/15/2026

JEFFREY A. BENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY