20183593

Prepared by and Return To:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane
Hendersonville, TN 37075
615-264-2718

Karen Johnson Davidson County
Batch# 1014417 **AFFIDAVIT**
06/13/2023 09 43 40 AM 1 pg
Fees $12 00 Taxes $0 00

20230613-0044902

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned authority, personally appeared Melissa D. Rogers, Assistant Vice President, who first being duly sworn, on oath, deposes and says as follows.

1 I am the Assistant Vice President of Warranty Title, LLC dba Warranty Title Ins Co located at 120 Anderson Lane, Hendersonville, TN 37075.

2 Warranty Title Insurance Company, Inc. nka Warranty Title, LLC dba Warranty Title Ins Co prepared the Warranty Deed executed by Janice Vester, unmarried (Grantor) conveying property to Michael John Baute and Auria Amancay Elizabeth Tellechea, husband and wife (Grantees), executed on January 24, 2019 and recorded February 25, 2019 and filed of record in Instrument No 20190225-0016868, Register's Office for Davidson County, Tennessee.

3 When said Warranty Deed was recorded, the derivation failed to include the current deed information, which should read as follows.
Being the same property conveyed to Janice Vester by Quitclaim Deed from Janice Vester as the Executrix of the Estate of James H. Vester, Sr., dated November 25, 2012 and filed of record in Instrument No 20130115-0004786, Register's Office of Davidson County, Tennessee.

4. This Affidavit is being recorded to acknowledge this error and to add the correct derivation

FURTHER AFFIANT SAYETH NOT:

Melissa D. Rogers
MELISSA D. ROGERS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Melissa D. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12th day of June 2023.

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires. 1-30-2027

Connie L Timbs
Notary Public