PREPARED BY & RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1183475 AFFIDAVIT
09/19/2024 09:36:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240919-0072538

SCRIVENER'S AFFIDAVIT

Brandon Lippman, a resident of Sumner County, Tennessee being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an employee of Magnolia Title & Escrow, Inc, on September 6, 2024, prepared a certain Warranty Deed, which Warranty Deed was executed by Craig A. Barret and Craig A. Barret as Attorney-In-Fact for Angela W. Barrett and appears of record in Instrument No. 20240909-0069157, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the marital status of the Grantees in said Warranty Deed;

3. Whereas, by inadvertence, error and mistake, Affiant omitted the marital status of the Grantees

4. Now, therefore, Affiant hereby certifies and corrects Grantees marital status should be corrected and read as follows: **A Married Couple.**

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on September 9, 2024 in Instrument No. 20240909-0069157, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Affiant

Print Name: BRANDON LIPPMAN

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at office, this 19th day of September, 2024

NOTARY PUBLIC

My Commission Expires: 8/8/2027

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Magnolia File No. KT-24-7296

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9/19/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9/19/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th **day of** September, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

