Karen Johnson
Batch # 1232853
02/03/2025 09 32 18 AM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVIT
1 pg
20250203-0007814

This Instrument Prepared by and Return to
WARRANTY TITLE, LLC DBA WARRANTY TITLE INS CO
2401 Memorial Blvd
Springfield, TN 37172
(File #20150137)

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SUMNER

COMES NOW, I, Sonya M Branham, hereinafter referred to as Affiant on this 30th day of January, 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of my knowledge, information and belief.

1 The Affiant prepared on behalf of Warranty Title, LLC dba Warranty Title Ins Co , a Warranty Deed dated March 9, 2015 and recorded March 12, 2015 in Instrument Number 20150312-0021084, Register's Office for Davidson County, Tennessee, From Amy E Moore and Billy Joe Estes (Grantor) to Ellis Sutton Flynt and Deborah C Flynt, husband and wife (Grantee)

2 That the above-mentioned Warranty Deed was recorded with a clerical error-------- That one of the grantees middle initials is incorrect

3 That Affiant makes this affidavit for the purposes of amending the original Warranty Deed by correcting the name of the grantee as Deborah S Flynt and not Deborah C Flynt

Sonya M Branham, Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sonya M Branham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 30th day of January, 2025

NOTARY PUBLIC

My commission expires: 3-25-2025

DEBORAH BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY