Karen Johnson
Batch # 1455498
08/04/2026 09:36:09 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
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This Instrument Prepared by and Return to:

WARRANTY TITLE, LLC DBA WARRANTY TITLE INS CO
2401 Memorial Blvd.
Springfield, TN 37172

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF ROBERTSON

COMES NOW, I, Kim DeBerry, hereinafter referred to as Affiant on this August 3, 2026, 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 a Warranty Deed dated June 19, 2026 and recorded in Instrument Number 20260624-0057137 , Register's Office for Davidson County, Tennessee, between John Brady Warner, III and Ashley Warner, (Grantor) and Jeremiah Lundquist and Larissa Lundquist (Grantee) .

2. That the above mentioned Warranty Deed was recorded with a clerical error-------- the marital status and address for tax bills were omitted.

3. That Affiant makes this affidavit for the purposes of amending the original Warranty Deed by adding the marital status to be John Brady Warner and Ashley Warner, Husband and Wife and address for tax bill "as new owner".

Kim DeBerry

Sworn to and subscribed before me
this 19th day of June, 2026

Notary Public

My Commission expires: 12-27-2027

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kim DeBerry, 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 3rd day of August, 2026.

Notary Public
My Commission Expires: 12-27-2027

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY