Karen Johnson Davidson County
Batch# 601386 AFFIDAVIT
03/26/2021 01:20:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210326-0040237

Record & Return to:

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File # 1-~~9-9588-TH~~
1-17-1236

AFFIDAVIT OF SCRIVENER'S ERROR
EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (27)

The undersigned Spencer Lambert, who is over eighteen (18) years of age states that he makes oath that the following statements are true to the best of his knowledge, information and belief:

Midtown Title, LLC, prepared the Warranty Deed for the mutual benefit of **Matthew Boyd and Sandra K. Boyd, Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of Matthew Boyd and Sandra K. Boyd under the terms of The Matthew and Sandra Boyd Living Trust dated 3/16/17,** (the "Grantor") and **Drees Premier Homes, Inc. an Ohio corporation**, dated August 10, 2007 and recorded on August 14, 2017 through Instrument No. 20170814-0083250 in the Register's Office of Davidson County, Tennessee.

WHEREAS, through inadvertence and mistake, the date of execution reflected within the Warranty Deed was incorrect at the time of recording.

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(27), I, Spencer Lambert, in order to correct said Warranty Deed, do hereby provide the correct date of execution:

August 10, 2017

All other matters contained in the said Warranty Deed remain the same.

Further Affiant sayeth naught.

WITNESS MY HAND on this 25 day of March 2021.

By: _____
Spencer Lambert, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Spencer Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal in office at Nashville, Tennessee, this the 25 day of March, 2021.

[seal]

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

