THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File #: 6-1752-KS

Karen Johnson Davidson County
Batch# 1040354 AFFIDAVIT
08/18/2023 03:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230818-0064804

AFFIDAVIT OF SCRIVENER'S ERROR

EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (27)

The undersigned Kathy Smith, who is over eighteen (18) years of age states that she makes oath that the following statements are true to the best of her knowledge, information, and belief.

That Chapman and Rosenthal Title, Inc. recorded the Warranty Deed whereas Richard G. Arnold and Cynthia E. Arnold, Trustees of the Richard and Cynthia Arnold Living Trust dated March 4, 2020 and as restated on April 24, 2023, (the "Grantor"), bargained and sold unto Austin Boedigheimer and Vicky Boedigheimer, husband and wife (the "Grantees"), that certain tract of land evidenced by Warranty Deed, dated August 1st, 2023, recorded on August 3rd, 2023, in Instrument No. 20230803-0060104, in the Register's Office of Davidson County, Tennessee.

WHEREAS, through inadvertence and mistake, the Trust Date was erroneously misdated as April 24, 2020.

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(27), I, Kathy Smith, in order to correct the Trust Date for the Grantor, do hereby amend Grantor's name to: **Richard G. Arnold and Cynthia E. Arnold, Trustees of the Richard and Cynthia Arnold Living Trust dated March 4, 2020 and as restated on April 24, 2023.**

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

Further Affiant sayeth naught.

WITNESS MY HAND on this August 18th, 2023

By: Kathy Smith
Kathy Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathy Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Hendersonville, this August 18th, 2023.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 9/16/23

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-18-23

Kathy Smith
Affiant Signature

8-18-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8-18-2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

