This Instrument Prepared by and Return to:
Bell & Alexander Title Services
8110 Isabella Lane, Ste 200
Brentwood, TN, 37027

Karen Johnson Davidson County
Batch# 1218234 AFFIDAVIT
12/19/2024 08:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241219-0098541

AFFIDAVIT OF SCRIVNER'S ERROR

This Affidavit is being executed for the purpose of correcting the vested trusts on a certain Warranty Deed from MICHAEL K. HORVATH AND PATRICIA J. HORVATH, TRUSTEES OF THE MICHAEL K. HORVATH AND PATRICIA J. HORVATH LIVING TRUST DATED JULY 15, 2019 to FARMER INV. SERVICES TRUST PURSUIT HAPPINESS INV. SVCS TRUST AND PURSUIT HAPPINESS INV. SVCS TRUST, of record in Instrument No. 20220519-0057821, Register's Office for Davidson County, Tennessee.

Comes Now BENJAMIN SEAMON, who, having first been duly sworn, according to law, does depose and say as follows:

1. That I am an Attorney at Law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. By my direction Bell & Alexander Title Services, Inc., prepared the above mentioned Warranty Deed.

3. That on or about the 11^{h} day of May, 2022, my office, under my direction, prepared a Warranty Deed from MICHAEL K. HORVATH AND PATRICIA J. HORVATH, TRUSTEES OF THE MICHAEL K. HORVATH AND PATRICIA J. HORVATH LIVING TRUST DATED JULY 15, 2019 to FARMER INV. SERVICES TRUST PURSUIT HAPPINESS INV. SVCS TRUST AND PURSUIT HAPPINESS INV. SVCS TRUST, of record in Instrument No. . 20220519-0057821, Register's Office for Davidson County, Tennessee.

4. Whereas the above referenced Warranty Deed contained a scrivener's error in the first paragraph of the vested trusts. Said vested trusts as recorded is as follows:

   "MICHAEL K. HORVATH AND PATRICIA J. HORVATH, TRUSTEES OF THE MICHAEL K. HORVATH AND PATRICIA J. HORVATH LIVING TRUST DATED JULY 15, 2019, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FARMER INV. SERVICES TRUST PURSUIT HAPPINESS INV. SVCS TRUST AND PURSUIT HAPPINESS INV. SVCS TRUST"

5. Now therefore, the vested trusts should read:

"MICHAEL K. HORVATH AND PATRICIA J. HORVATH, TRUSTEES OF THE MICHAEL K. HORVATH AND PATRICIA J. HORVATH LIVING TRUST DATED JULY 15, 2019, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MIKA PATTERSON RICHEY, TRUSTEE OF THE FARMER DON INVESTMENT SERVICES TRUST DATED FEBRUARY 28, 2019, AND DONALD KEITH RICHEY, TRUSTEE OF THE PURSUIT OF HAPPINESS INVESTMENT SERVICES TRUST DATED FEBRUARY 28, 2019"

Further affiants say not.

Benjamin Seamon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BENJAMIN SEAMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 18TH day of December, 2024.

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-6-26

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 12/18/24.

Affiant Signature

12/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

202412190098541