Karen Johnson Davidson County
Batch# 1467733 AFFIDAVIT
09/03/2026 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0081716

THIS INSTRUMENT PREPARED BY:
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

Comes now Theresa L. Smith, who is over eighteen (18) years of age and whose address is 30 Burton Hills, Suite 200, Nashville, TN 37215, and would state as follows:

On the 12th day of August, 2026, Stewart Title prepared the Warranty Deed recorded at Instrument No. 20260819-0077059, in the Register's Office for Davidson County, Tennessee, which purports to convey certain real property and was executed by David E. Stutzman, as Successor Trustee of the Thompson Danforth Dean Trust dated October 31, 1995, as Grantor, to Kevin W. Mangum, as Trustee of the Kevin W. Mangum Revocable Trust dated October 19, 2018, as amended and restated and Angel Dawn K. Mangum, as Trustee of the Angel Dawn K. Mangum Revocable Trust dated October 19, 2018, as amended and restated, as Grantees.

The Warranty Deed contains a scrivener's error in that the Grantee was shown as Kevin W. Mangum, as Trustee of the Kevin W. Mangum, as Trustee of the Kevin W. Mangum Revocable Trust dated October 19, 2018, as amended and restated and Angel Dawn K. Mangum, as Trustee of the Angel Dawn K. Mangum Revocable Trust dated October 19, 2018, as amended and restated was misstated. This error was inadvertent and unintentional. The correct Grantor/Grantee clause is as follows:

For and in consideration of the sum of Ten and no/100's ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, David E. Stutzman, as Successor Trustee of the Thompson Danforth Dean Trust dated October 31, 1995, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kevin W. Mangum, as Trustee of the Kevin W. Mangum Revocable Trust dated October 19, 2018, as amended and restated and Angel Dawn Mangum, as Trustee of the Angel Dawn K. Mangum Revocable Trust dated October 19, 2018, as amended and restated, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

This Affidavit is made of my personal knowledge in order to correct the error above described.

EXECUTED this 31st day of August, 2026.

Theresa L. Smith, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 31st day of August, 2026, before me, a Notary Public, duly commissioned and qualified, personally appeared Theresa L. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that she executed the same as her free act and deed. She also made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

My Commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to (or affirmed) before me this 31st day of August, 2026 by Theresa L. Smith.

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

CERTIFICATE OF AUTHENTICITY

I, Theresa L. Smith, do hereby make oath that I am a licensed attorney and/or 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 8/31, 2026.

Affiant
Date: 8/31, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31 day of August, 2026.

Notary Public

My Commission Expires: 11/8/2028

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY