Karen Johnson
Batch # 1335814
10/20/2025 08 11 00 AM
Fees $12 00 Taxes $0 00

Davidson County
AFFIDAVIT
2 pgs

20251020-0083122

This Instrument Prepared By and Return To:
Hairston and Associates
615 Main Street #106
Nashville, TN 37206
Phone: (615) 428-7345

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, personally appeared Donielle M. Beaty, who, being duly sworn, states as follows:

1. My name is Donielle M. Beaty. I am an attorney licensed to practice law in the State of Tennessee. I prepared the instrument described below, and I have personal knowledge of the facts contained in this *Affidavit*.
2. On August 13, 2025, a document titled *Quitclaim Deed* was recorded in the Register of Deeds Office for Davidson County, Tennessee, as Instrument No. 20250813-0064293, ("*Original Instrument*").
3. The *Original Instrument* was properly drafted and recorded; however, in order to ensure the public record is clear, this *Affidavit* is executed to provide additional clarification concerning the relationship of the Grantor in the *Original Instrument* to the prior owner of the subject property, Muzell Hester.
4. The Grantor, Doyle Smith, Jr., is the grandson of the prior owner, Muzell Hester. Muzell Hester passed away on April 22, 2025, leaving three children: William Porter Hester, Jr., Roderick Fitzgerald Hester, and Zona Gayle Watkins. Zona Gayle Watkins predeceased Muzell Hester on August 8, 2024 leaving only one child, Doyle Smith, Jr.
5. By her duly probated *Last Will and Testament*, Muzell Hester devised all of her real property, including the property located at 3233 Mexico Drive, Nashville, Tennessee 37218, to her children in equal shares (per stirpes). Accordingly, upon the death of Muzell Hester, Doyle Smith, Jr., as the sole surviving child of Zona Gayle Watkins, inherited his mother's one-third share of the property and thereby became a tenant in common with the other devisees, William Porter Hester, Jr. and Roderick Fitzgerald Hester.
6. This clarification is made solely to confirm the chain of title and relationship between the Grantor and the prior owner, as requested by the Register of Deeds, and does not alter the substantive rights of the parties to the *Original Instrument*.

FURTHER, the Affiant sayeth not.

Donielle M. Beaty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed, sworn to, and acknowledged before me, a Notary Public, this 8th day of October 2025.

Notary Public

My Commission Expires: 1/22/2029

