Prepared by and Return to:
Crow Estate Planning & Probate, PLC
1503 16th Ave. S.
Nashville, TN 37212

Karen Johnson Davidson County
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20251119-0092345

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Comes now, **Thomas Steelman**, hereinafter referred to as Affiant, on this 14th day of November, 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief:

WHEREAS,

1. That Affiant is an attorney employed by Crow Estate Planning & Probate, PLC.

2. That Affiant's office recorded a Warranty Deed from Curtis J. Majors, a widower, to Curtis Majors, II, Trustee of the Curtis Majors, II, Revocable Trust dated June 7, 2024, and any amendments thereto, on June 28, 2024, in Instrument No. 20240628-0048888 in the Register's Office for Davidson County, Tennessee.

3. That said Warranty Deed contained a clerical and/or typographical error in the derivation clause by stating that Curtis J. Majors predeceased Joyce W. Majors on April 15, 2015. In fact, Joyce W. Majors predeceased Curtis J. Majors on April 15, 2015.

NOW THEREFORE,

1. Affiant makes this Affidavit for the purpose of correcting the error in the derivation clause. By this instrument, the derivation clause in the aforesaid Warranty Deed is stricken in whole and replaced with the following derivation clause:

> Being the same property conveyed to Curtis J. Majors and Joyce W. Majors, by Warranty Deed from Richard Popperl and wife, Juanita Popperl, dated May 7, 2004, and recorded May 17, 2004, of record in Instrument No. 20040517-0057610, in the Register's Office for Davidson County, Tennessee. Joyce W. Majors predeceased Curtis J. Majors on April 15, 2015, leaving him the sole owner of said realty.

2. This Affidavit is made to correct any defect in title by reason of the aforesaid

defective Warranty Deed by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

3. Nothing in the aforesaid Warranty Deed is to be impacted or changed other than the derivation clause.

IN WITNESS WHEREOF, Affiant has executed this Scrivener's Affidavit as of the date written first herein.

Thomas Steelman
Affiant

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thomas Steelman**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 14th day of November, 2025.

SARA B. LADEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/16/2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 true and exact copy of the original document executed and authenticated according to law on November 14, 2025

Affiant Signature

November 14, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 14 day of November, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY