Karen Johnson Davidson County
Batch# 1369345 AFFIDAVIT
01/13/2026 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260113-0003032

This Instrument Prepared By and Return To:
Rudy and Partners PLLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Margaret R Means, hereinafter referred to as Affiant, on this the 8th day of January, 2026, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant prepared a Quitclaim Deed recorded December 2, 2025 in **Instrument No. 20251202-0095497** in the Register's Office for Davidson County, Tennessee between **Minnie L Dotson, Grantor** and **Linda LeGail Williams, Donald Lovell Phillips, Tonya Lawson Phillips, and Rico Dwayne Pillips, as to a Fee Simple interest, and Minnie L Dotson, as to a Life Estate interest, Grantee,** in regards to the property located 244 Cedarmont Circle, Nashville, Tennessee 37211**.**

2. That the above-mentioned Quitclaim Deed was recorded with clerical or typographical errors in the spelling of the name of one of the Grantees and in referencing the New Owner information.

3. That the incorrect spelling of the name of the above mentioned Grantee reads Linda LeGail Williams. The correct spelling is **Linda Gail Williams**.

4. That the correct reference to the Name of New Owner should read **Minnie L Dotson**, without any reference to the names of the other Grantees, as shown on the attached **Exhibit "A"**.

5. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

_____
Margaret R Means

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Margaret R Means**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 8 day of January, 2026.

_____
Notary Public
My Commission Expires: _____

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2026

QUITCLAIM DEED **EXHIBIT "A" TO SCRIVENER'S AFFIDAVIT** MM QCD 25 244	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF _____, 20____. _____ Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Minnie L Dotson, et al	**Minnie L Dotson**	
(NAME) **244 Cedarmont Circle,**	(NAME) **244 Cedarmont Circle**	**17301011400**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MINNIE L DOTSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LINDA GAIL WILLIAMS, DONALD LOVELL PHILLIPS, TONYA LAWON PHILLIPS, AND RICO DWAYNE PHILLIPS, AS TO A FEE SIMPLE INTEREST, AND MINNIE L DOTSON, AS TO A LIFE ESTATE INTEREST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Monte Carlo, Section 2 C of record in Plat Book 5200, page 66, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bobby L. Dotson and wife, Minnie L. Dotson by Warranty Deed from Jack Williams Construction Co., of recorded November 17, 1989 in Book 7986, page 627, Register's Office for Davidson County, Tennessee.

Bobby L. Dotson died February 10, 1998 and subject property vested in Minnie L. Dotson, surviving tenant by the entirety. See also Suvivorship Affidaviit on record in Instrument Number 20100909-0071760, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **244 Cedarmont Circle, Nashville, Tennessee 37211**.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Margaret R Means, 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 _____, 2026.

_____
Affiant Signature

Date 1/8/26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of Jan., 2026

_____
Notary Signature

MY COMMISSION EXPIRES: _____

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028