This instrument prepared by:

Christopher English Hugan, Atty.
810 Dominican Drive
Nashville, Tennessee 37228
(615) 669-7299

Karen Johnson
Batch # 1382856
02/19/2026 01:09:19 PM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVIT
4 pgs
20260219-0013324

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, J. BRUCE FREEMAN, being duly sworn, state as follows under Tenn. Code Ann. § 66-24-101(a)(27):

1. I am over the age of eighteen years, am competent to testify to the matters in this Affidavit, and have personal knowledge of the facts in this Affidavit. I prepared the Instrument described below which is the subject matter of this Affidavit.

2. This Affidavit corrects a clerical error in the Instrument described below. This correction is limited to rectifying a scrivener's or clerical error and does not change the substantive rights or obligations of the parties to the original instrument.

3. The instrument at issue is titled "Quitclaim Deed" dated April 28, 2023, executed by Ernestine A. Majors, and recorded in the Register of Deeds for Davidson County, Tennessee, as **Instrument No. 20230510-0034692**.

4. The Instrument contains a clerical error in the second sentence of the third paragraph where it states Affidavits of Heirship filed as Instrument Nos. 20230224-0013016 and 20230224-0013017 vest title to one-half interest in "Catherine A. Majors" and John T. Majors. "Catherine A. Majors" is incorrect and should be replaced with "Ernestine A. Majors." The corrected second sentence in the third paragraph of Instrument No. 20230510-0034692 should be:

> **"The said Catherine Majors having died intestate on September 2, 2022, and pursuant to the Affidavits of Heirship filed as Instrument Nos. 20230224-0013016 and 20230224-0013017, title to one-half interest**

vests in Ernestine A. Majors and John T. Majors as sole heirs at law of said Catherine Majors."

5. The Error results from a scrivener's mistake and is not a negotiated term of the Instrument. The Correction reflects that the Affidavits of Heirship referenced above conveyed an interest to Ernestine A. Majors, and not Catherine A. Majors. The Correction is necessary to avoid confusion in the chain of title.

6. A copy of the Quitclaim Deed to be corrected is attached and is incorporated by reference in this Affidavit. Affiant asks for this Scrivener's Affidavit to be accepted for recording, and cross-referenced to the Quitclaim Deed, Instrument No. 20230510-0034692.

I DECLARE UNDER PENALTY OF PERJURY THIS AFFIDAVIT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Affiant

Date: 2-18-26

SWORN AND SUBSCRIBED BEFORE ME THIS 18 DAY OF Feb, 2026.

My commission expires: 03-04-2029

Leyla Givens-Key

Notary Public

LEYLA GIVENS-KEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 1001497 DEEDQC
05/10/2023 08:39:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230510-0034692

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 04900033900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Ernestine A. Majors, an unmarried woman,** has bargained and sold, and by these presents do convey, remise and quitclaim all interest she may possess to **Ernestine A. Majors and Darrell Majors, as joint tenants with right of survivorship,** their heirs and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

BEING Lot No. 8 on the Plan of J. C. Smith, Jr. Subdivision, Phase 2, of record in Plat Book 11190, page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING the same property conveyed to Ernestine A. Majors and Catherine Majors by Warranty Deed from R. Keith Turkett, married, dated September 28, 2000, and filed at Instrument No. 20001003-0097662, Register's Office for Davidson County, Tennessee. The said Catherine Majors having died intestate on September 2, 2022, and pursuant to the Affidavits of Heirship filed at Instrument Nos. 20230224-0013016 and 20230224-0013017, title to one-half interest vests in Catherine A. Majors and John T. Majors as sole heirs at law of said Catherine Majors. The said John T. Majors having conveyed his interest to Ernestine A. Majors by Quitclaim Deed dated February 8, 2023, and filed at Instrument No. 20230228-0013826, Register's Office for Davidson County, Tennessee.

This is improved property known as: **112 Buena Vista Court, Nashville, TN 37218**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument this 28 day of April, 2023.

Ernestine A. Majors

Ernestine A. Majors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ernestine A. Majors** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 28 day of April, 2023.

My Commission Expires:

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

Ernestine A. Majors
Affiant

Subscribed and sworn to before me this 28 day of April, 2023.

My Commission Expires:

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

****

NEW OWNER(S)
Earnestine A. Majors
112 Buena Vista Court
Nashville, TN 37218

SEND TAX BILL TO:
Owner(s)