Karen Johnson
Batch # 1396406
03/24/2026 08:34:11 AM
Fees: $32.00 Taxes: $0.00
Davidson County
AFFIDAVIT
6 pgs
20260324-0023124

Prepared By:

Dalen Farmer
Centerpoint Group Law Firm
107 N Maple Street
Murfreesboro Tennessee 37130

After Recording Return To:

Dalen Farmer
Centerpoint Group Law Firm
107 N Maple Street
Murfreesboro Tennessee 37130

Space Above This Line for Recorder's Use

Scrivener's Error Affidavit to Correct Error in Quit Claim Deed

CORRECTIVE AFFIDAVIT TO GIVE NOTICE OF TYPOGRAPHICAL OR OTHER OBVIOUS MINOR ERROR(S) MADE IN AN INSTRUMENT AS ORIGINALLY RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RE: INSTRUMENT NUMBER: **20251205-0096855** (copy attached)

NAMES OF ALL PARTIES TO THE ORIGINAL INSTRUMENT:

Grantors: John R Zortman and Stella B Zortman, a married couple residing in Tennessee

Grantee: THE JOHN R ZORTMAN and STELLA B ZORTMAN COMMUNITY PROPERTY TRUST dated August 15, 2025, John R Zortman and Stella B Zortman, Co-Trustees.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I, the undersigned, hereby certify that the following errors appear in the above name recorded instrument, in accordance with the provisions of TCA § 66-24-101(27).

DESCRIPTION OF ERROR(S): In the Preamble (page 1), the Grantee's name is misspelled, and is now corrected to read "THE JOHN R ZORTMAN and STELLA B ZORTMAN COMMUNITY PROPERTY TRUST, dated August 15, 2025, a Revocable Trust, based in Tennessee, John R Zortman and Stella B Zortman, Co-Trustees." In the Oath of Consideration (page 3), below the first Affiant's signature, the Grantor's printed name is misspelled, and is now corrected to read "John R Zortman, Grantor."

[SIGNATURE OF AFFIANT AND NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE]

Dalen Farmer, Affiant

SHELBY HILLS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 02/21/2027 RUTHERFORD COUNTY

SWORN to and subscribed before me, this the 20 day of March, 2026.

My Commission Expires: February 21, 2027

Notary Public

This affidavit together with the attached instrument duly re-recorded this the _____ day of _____, 2026, in the Book and Page shown on the first page hereof.

Name of Clerk

By: _____
Deputy Clerk

Karen Johnson
Batch # 1354586
12/05/2025 12:24:35 PM
Fee [redacted]
Davidson County
DEEDQC
4 pgs
20251205-0096855

Prepared By:

Dalen Farmer
Centerpoint Group Law Firm
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Murfreesboro Tennessee 37130

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NOTICE: Tax bills may be sent to the New Owners at the following address:

John R Zortman and Stella B Zortman, Co-Trustees
The John R Zortman and Stella B Zortman Community Property Trust
1468 Bending River Drive
Nashville TN 37221

TENNESSEE QUIT CLAIM DEED
(Map Book and Parcel #: 126-16-0A-437.00)

KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars US ($0.00), and other good and valuable consideration paid in hand, John R Zortman and Stella B Zortman, a married couple residing in Tennessee (herein, "Grantor"), do hereby remise, release and forever quitclaim to THE JOHN B ZORTMAN and STELLA B ZORTMAN COMMUNITY PROPERTY TRUST, dated August 15, 2025, a Revocable Trust, based in Tennessee, John B Zortman and Stella B Zortman, Co-Trustees (herein, "Grantee"), , as follows:

> all of Grantor's rights, title, interest, and claim in or to the following described improved real property, located at 1468 Bending River Road, Nashville (Davidson County) Tennessee 37221, to wit:
>
> Located in Davidson County, Tennessee and as more fully described in Exhibit A, attached hereto and incorporated herein by reference]:
>
> **[PLEASE SEE EXHIBIT A ATTACHED HERETO]**

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Signed by Grantor, acknowledged by Grantee, on this 15 day of August, 2025.

GRANTOR:

John R Zortman

Stella B Zortman

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the Grantor(s), John R Zortman and Stella B Zortman, known to me, acknowledged before me on this day that, being informed of the contents of the instrument, each has executed the same, in their capacity as Grantor, voluntarily on this date.

Given under my hand this 15 day of August, 2025.

Dalan Farmer, Notary Public

My Commission Expires: 02-21-2027

ACKNOWLEDGED BY GRANTEE:

THE JOHN R ZORTMAN and
STELLA B ZORTMAN COMMUNITY PROPERTY TRUST,
dated August 15, 2025:

JOHN R ZORTMAN, Co-Trustee

STELLA B ZORTMAN, Co-Trustee

OATH OF CONSIDERATION

RE: Improved Real Property at 1468 Bending River Road, Nashville (Davidson County) Tennessee 37221.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or true value, whichever is greater, for this transfer is Zero Dollars US ($0.00).

FURTHER the Affiant sayeth not.

John B Zortman, Grantor — DATE 08.15.2025

Stella B Zortman, Grantor — DATE 08.15.2025

Subscribed and sworn before me, this 15 day of August 2025.

Notary Public

MY COMMISSION EXPIRES: 02-21-2027

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 599 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as of record in Instrument No. 2005215-0016985, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John R Zortman and Stella B Lochmiller, husband and wife, by Warranty Deed, dated July 24, 2009, from Bradley A Waller as Executor of the Estate of Arthur E Waller, and Bradley Arthur Waller, individually and Megan Elizabeth Waller individually, recorded on August 1, 2019 in Instrument Number 20190801-0076268, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Arthur E. Waller and wife, Margaret A. Waller by Deed dated December 2, 2009 from Rochford Realty and Construction Co., Inc., recorded December 8, 2009, in Instrument Number 20091208-0112068, in the Official Records of Davidson County, Tennessee. The said Margaret A. Waller having predeceased Arthur E. Waller, vesting title to the subject property to him a sole surviving spouse. Arthur E. Waller having since died testate on 03/27/2019, his estate being probated in Davidson County, Tennessee Probate Court Docket No. 19P-779, vesting property into Bradley Arthur Waller and Megan Elizabeth Waller as his sole heirs.