Karen Johnson Davidson County
Batch# 1421122 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20260515-0043915

This Instrument Was Prepared By & Return To:
Brian T. Hurst, Attorney
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

SCRIVENER'S AFFIDAVIT

(In reference to Warranty Deed of record in Instrument No. 20260326-0024114, Register's Office for Davidson County, Tennessee)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now, Brian T. Hurst ("Affiant"), a licensed attorney and resident of Williamson County, Tennessee, and of lawful age, whose address is 237 2nd Avenue South, Franklin, TN 37064, who, having first been duly sworn according to law and would state as follows:

1. That on or about the 25th day of March, 2026, I prepared and caused to be recorded a certain Warranty Deed of record in Instrument No. 20260326-0024114, in the Register's Office for Davidson County, Tennessee ("Warranty Deed").

2. That the aforementioned Warranty Deed was recorded with the derivation referenced as follows:

   Being the same property conveyed to CORNELIUS V. JOLLEY AND WIFE, DOROTHY E. JOLLEY, by deed from H.L. JAMES AND WIFE, INA LEA JAMES, of record in Book 3401, page 5, dated June 14, 1962, said Register's Office. CORNELIUS V. JOLLEY died on or about August 27, 2016, leaving DOROTHY E. JOLLEY as the surviving tenant by the entirety.

   DOROTHY E. JOLLEY conveyed her interest in said property to MAE C. WILSON by quitclaim deed of record in Instrument No. 20210514-0065184, dated May 12, 2021, said Register's Office. MAE C. WILSON conveyed her interest in said property through ROBERT GREENE, TRUSTEE to DOROTHY E. JOLLEY, CORNELIUS V. JOLLEY, III AND DOROTHY E. BRYANT, AS TENANTS IN COMMON by quitclaim deed of Instrument No. 20210719-0096777, dated July 14, 2021, said Register's Office.

   DOROTHY E. BRYANT died intestate on or about March 21, 2024, said Register's. CORNELIUS V. JOLLEY, III has been appointed as Administrator of her Estate of record in Docket No. 24P2241, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

3. That through inadvertence and mistake, the foregoing contains a scrivener's error by referencing Dorothy E. Bryant as having died intestate; and

4. That the correct and intent for the following derivation to have been included in the Warranty Deed of record in Instrument 20260326-0024114, Register's Office for Davidson County, Tennessee, should reference the following correct name as follows:

   Being the same property conveyed to CORNELIUS V. JOLLEY AND WIFE, DOROTHY E. JOLLEY, by deed from H.L. JAMES AND WIFE, INA LEA JAMES, of record in Book 3401, page 5, dated June 14, 1962, said Register's Office. CORNELIUS V. JOLLEY died on or about August 27, 2016, leaving DOROTHY E. JOLLEY as the surviving tenant by the entirety.

   DOROTHY E. JOLLEY conveyed her interest in said property to MAE C. WILSON by quitclaim deed of record in Instrument No. 20210514-0065184, dated May 12, 2021, said Register's Office. MAE C. WILSON conveyed her interest in said property through ROBERT GREENE, TRUSTEE to DOROTHY E. JOLLEY, CORNELIUS V. JOLLEY, III AND DOROTHY E. BRYANT, AS TENANTS IN COMMON by quitclaim deed of Instrument No. 20210719-0096777, dated July 14, 2021, said Register's Office.

   DOROTHY E. JOLLEY died intestate on or about March 21, 2024. CORNELIUS V. JOLLEY, III has been appointed as Administrator of her Estate of record in Docket No. 24P2241, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

   This being investment property only, having never been the personal residence of Grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

5. The Affidavit is made of my personal knowledge for the purpose of correcting the above-described errors.

Further Affiant saith not.

EXECUTED this 15 day of May, 2026.

Affiant:

Brian T. Hurst

OATH AND ACKNOWLEDGMENT

Personally appeared before me, a Notary Public, duly commissioned and qualified, the within named, Brian T. Hurst, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence who executed the foregoing Scrivener's Affidavit and who acknowledged that he executed the same as his free act and deed for the purposes of correcting the scrivener's error herein described. He also made oath that he has read the foregoing Scrivener's Affidavit and the things and matters contained herein are true and correct based upon his knowledge, information, and belief.

SUBSCRIBED AND SWORN TO before me this 15th day of May, 2026.

Notary Public

My Commission Expires: 10-20-29

AMANDA R. B. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2029

True Copy Certification

I, Amanda R. B. Stephens, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on May 15, 2026.

Signature

5/15/26
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Amanda R. B. Stephens, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

5/15/26
Date

My Commission Expires: 2/17/26

