Karen Johnson Davidson County
Batch# 1049341 DEEDWARR
09/13/2023 10:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230913-0071777

Prepared by:
Highland Title, LLC
879 GreenLea Blvd, Suite 102
Gallatin, TN 37066

State of Tennessee
County of Sumner
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0.00.

Trish Townsend
Affiant

Sworn to and subscribed before me this 6th day of Sept, 2023.

B. Huntsman
Notary Public
My commission expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Map & Parcel No.
059-01-0-031.00

Address of New Owner:
AR Realty, LLC
5102 Buena Vista Pike
Nashville, TN 37218

Send Tax Bills to:
Reliant Bank
101 Creekstone Blvd, Ste 200
Franklin, TN 37064

DEED OF CORRECTION

On or about April 17, 2020, **Equity Trust Company, Custodian FBO De Etta Brewer Meeks IRA**, hereinafter referred to as Grantor, executed a Warranty Deed conveying real property described in the attached Exhibit A to **AR Realty, LLC**, hereinafter referred to as Grantee, said Warranty Deed having been recorded as Instrument No. 20200423-0042580, in the Register's Office for Davidson County, Tennessee.

Due to mistake and inadvertence, there was an error in that the Grantor was shown as Equity Trust Company, Custodian FBO De Etta Brewer Meeks IRA, when it should have been **Equity Trust Company, Custodian FBO De Etta Brewer Meek IRA**.

Due to mistake and inadvertence, there was an error in that the Parcel number was shown as **059-01-0-030.00** when it should have been **059-01-0-031.00**.

Due to mistake and inadvertence, there was an error in that the zip code of the subject property was shown as 37208 when it should have been shown as 37218.

Due to mistake and inadvertence, there was an error in the **legal description and derivation** in the subject Warranty Deed. The legal description and derivation were shown in said Warranty Deed as referenced in **Exhibit A**, attached hereto. The **corrected legal description and derivation** is attached hereto as **Exhibit B**.

The property being conveyed herein is known as 5102 Buena Vista Pike, Nashville, TN 37218.

Grantor desires to and does hereby correct the said errors by correcting the Grantor, the Parcel Number, the Legal Description and Derivation on the Warranty Deed. All terms and conditions of the said Warranty Deed not inconsistent with the corrections made herein remain in full force and effect.

For in consideration of the sum of No/100 Dollars ($00.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Equity Trust Company, Custodian FBO De Etta Brewer Meek IRA**, hereinafter called the Grantor, have bargained and sold and by these presents does transfer and convey unto **AR Realty, LLC**, hereinafter called the Grantee, its heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

See attached as Exhibit B – for corrected derivation and legal description to be conveyed.

IN WITNESS WHEREOF, the said **Equity Trust Company, Custodian FBO De Etta Brewer Meek IRA**, have hereunto set their signature, on this, the 12th day of September, 2023.

Equity Trust Company, Custodian FBO De Etta Brewer Meek IRA

By: _____
Taylor Schnear

Its: Corporate Alternate Signer

STATE OF OHIO
COUNTY OF CUYAHOGA

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Taylor Schnear, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the CORPORATE ALTERNATE SIGNER of Equity Trust Company, Custodian FBO De Etta Brewer Meek IRA, and that as such Corporate Alternate Signer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Company.

Witness my hand and official seal, this the 12th day of September, 2023.

_____
Notary Public:

Commission Expires: _____

PAULA MARIE NEUHOFF
Notary Public
State of Ohio
My Comm. Expires
January 7, 2026

AR Realty, LLC

BY: _____
Adam D. Ripmaster, Member

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Adam D. Ripmaster, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Member of AR Realty, LLC, a Tennessee limited liability company, and that as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Limited Liability Company.

Witness my hand and official seal, this the 6th day of Sept., 2023.

_____
Notary Public:

Commission Expires: 9/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Forest Vale Subdivision, as of record in Instrument No. 19991214-0303086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Equity Trust Company Custodian FBO De Etta Brewer Meek IRA by Warranty Deed from AEX Builders, Inc dated November 18, 2019 of record as Instrument No. 20191209-0127016, Register's Office for Davidson County, Tennessee.

EXHIBIT B

LAND in Davidson County, Tennessee, being **Lot No. 4** on the plan of **Final Plat "First Revision" Lots 3-6, Forest Vale Subdivision**, of record in **Instrument No. 20071031-0128531, as amended in Instrument No. 20210407-0045848**, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Equity Trust Company, Custodian FBO De Etta Brewer Meek IRA by Warranty Deed from AEX Builders, Inc, dated 11/18/2019 and recorded 12/9/2019 as Instrument No. 20191209-0126998, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, **Brenda Huntsman,** 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 9/6/23.

Date

Brenda Huntsman

Affiant Signature

9/13/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of September, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY