This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
500 11th Avenue North, Suite 600
Nashville, TN 37203
(615) 244-2770
(No title search was performed)

Karen Johnson Davidson County
Batch# 1126652 DEEDQC
04/24/2024 12:02:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240424-0029561

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Terry Reeves PO Box 31 Old Hickory, TN 37138	SAME	71-9-93 through 97 71-9-107 71-9-110 71-9-112 71-9-116 through 121 71-9-123 71-10-1 through 15 71-10-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is $0.00.

Terry Reeves
AFFIANT

Subscribed and sworn to before me this 19 day of April, 2024.

Brenda L Bonadies
NOTARY PUBLIC
My commission expires: 9/21/24

BRENDA L BONADIES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

DEED OF CORRECTION

WHEREAS, by deed of record in Davidson County, Tennessee, Instrument No.

20220726-0085359, GUB Contractors, Inc. as Grantor, conveyed certain real estate in Davidson County, Tennessee to Terry C. Reeves, Grantee; and

WHEREAS, by inadvertence or mistake or scrivener's error, the legal description for said parcels was incomplete; and

WHEREAS, in order to correct the aforesaid deed legal description, GUB Contractors, Inc., Grantor, for and in consideration of Ten Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby quitclaim and convey unto Terry C. Reeves, deceased; the sole beneficiary of the Last Will and Testament of Terry C. Reeves of record in Case No. 2023PR574, Wilson County Chancery Court, is his surviving spouse, Diane D. Reeves, Grantee, all of its right, title and interest in certain land in Davidson County, Tennessee, described as follows:

Tract 1

Land in Davidson County, Tennessee, being lots: 146 through 161; 177-178; 182 through 189; and 202-222 in E. C. Scruggs Subdivision of Brooklyn Heights, as of Record in Plan Book 332, page 140, Register's Office of Davidson County, Tennessee and a certain tract of land in the 12th Civil District of Davidson County, Tennessee, lying on the north side of Congo Street, a deed and street, as shown on E. C. Scruggs Subdivision of Brooklyn Heights of Record in Plan Book 332, Page 140, R.O.D.C. and more particularly described as follows:

Beginning at a stone, the northeast corner of the dead end of said Congo Street, and running thence south 77-1/2 degrees east along the northerly margin of Congo Street 396 feet to a stone; thence north 13 degrees, west 462 feet to a post; thence north 24 degrees, east 200 feet to a point; thence in a southeasterly direction 675 feet, more or less, to the beginning, containing 4.17 acres.

Being a portion of the same Property conveyed to GUB Contractors by Victor E. Gregory and Billy G. Gregory by Quitclaim Deed of record in Book 10504, page 900, Register's Office of Davidson County, Tennessee, further identified map and parcel as follows:

Map	Parcel	Description
71-9	93	Lot 202
71-9	94 & 95	Lots 203 & 204
71-9	96	Lot 205
71-9	97	Lots 206 thru 210
71-9	107	Lot 177
71-9	112	Lot 182
71-9	116	Lot 178
71-9	117, 118 & 119	Lots 183, 184 & 185
71-9	120	Lot 146, 147
71-9	121	Lots 186 & 187
71-9	123	Lots 211 thru 215
71-10	1	Lot 148
71-10	2	Lot 149
71-10	3 thru 13	Lots 150 thru 161
71-10	15	Lots 188 & 189
71-10	14	4.17 Ac
71-10	17	Lots 216 thru 222

Tract 2

Land in Davidson County, Tennessee, being East ½ of Lot No. 172 and all of Lots 173 and 174 on the Plan of Brooklyn Heights of record in Plat Book 332, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to GUB Contractors, Inc., a Tennessee corporation, by Warranty Deed of Torque Development Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170206-0012124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

? Taxes for the year 2024, a lien not yet due and payable.

- ? Subject to all matters shown on the Plan of record in Plat Book, 332, Page 140, Register's Office for Davidson County, Tennessee.
- ? Agreement for Possession of Real Property with continuing option to purchase of record in Instrument Number 20161212-0129758, in the Register's Office for Davidson County, Tennessee.
- ? Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: **1803 Cross Street, Nashville, TN 37207**.

The Grantee joins in this Deed of Correction to consent to the correction and to acknowledge record of title to real property.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 19 day of April, 2024.

GUB CONTRACTORS, INC.

By: _____

Its: President

Grantor

_____

Diane D. Reeves

Grantee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public of the State and County aforesaid, personally appeared Diane D. Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be President of GUB Contractors, Inc., the within named bargainor, a Tennessee corporation, and that she as such President, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of April, 2024.

Brenda L Bonadies
Notary Public

My commission expires: 9/21/24.

BRENDA L BONADIES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 19, 2024 (date of document).

Affiant Signature

04/24/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

