6902 Highland Park Drive
Deed of Correction to Deed from Gena to Trust

This Instrument Prepared by:
Tommy C. Estes, Esq.
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Karen Johnson
Batch # 1162629
07/25/2024 01:07:54 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240725-0056387

DEED OF CORRECTION

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
James Paul Donnelly Family Trust c/o John P. "Bubba" Donnelly 3001 Owen Drive Nashville, TN 37013	(SAME)	Parcel: 143-3C-8.00

WHEREAS, GENA DONNELLY ("Grantor"), conveyed unto the JAMES PAUL DONNELLY FAMILY TRUST ("Grantee") its successors and assigns, all of her right, title and interest in certain property located in Davidson County, Tennessee, by Quitclaim Deed dated February 13, 2023 of record in Instrument # 20230322-0020832 in the Register's Office of Davidson County, Tennessee;

WHEREAS, the interest to be conveyed to Grantee was incorrectly stated as a one-half (1/2) undivided interest in said property, being conveyed by GENA DONNELLY as deeded to her and JAMES P. DONNELLY as a married couple; when in fact, a subsequent deed transferred their interest as married people, to them as single unmarried persons at the time of their divorce.

NOW, THEREFORE, said Quitclaim Deed is amended as follows:

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, GENA DONNELLY (hereinafter referred to as "Grantor"), by

these presents, does hereby quitclaim and convey unto JOHN P. ("Bubba") DONNELLY, TRUSTEE of the JAMES P. DONNELLY FAMILY TRUST created under the Last Will and Testament of James P. Donnelly dated January 14, 2020, its successors and assigns, (hereinafter referred to as "Grantee"), its successors and assigns, all of her right, title, and interest interest each in and to the following described property located in Davidson County, Tennessee:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-2 on the plan of Phase One Harpeth Glen Condominium Apartments, of record in Book 4460, page 42, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> Being the same property conveyed to James P. Donnelly, an unmarried man, and Gena Donnelly, an unmarried woman by Deed dated April 8, 2016, from James P. Donnelly and Gena Donnelly, a married couple, of record as Instrument # 20160420-0038225 Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 6902 Highland Park Drive, Nashville, Tennessee 37205.

The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 22 day of July, 2024.

Gena Donnelly
Gena Donnelly, Grantor

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF Baker)

Personally appeared before me Tabitha Lovett, a Notary Public of this County, GENA DONNELLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 22 day of July, 2024.

TABITHA LOVETT
Notary Public
State of Florida
Comm# HH215075
Expires 1/10/2026

Tabitha Lovett
Notary Public
My Commission Expires: 1/10/2026

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(1)(D) [formerly 67-4-409(a)(4)] OF THE TENNESSEE CODE ANNOTATED.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2028

John P. Donnelly
John P. ("Bubba") Donnelly, Trustee of The James Paul Donnelly Family Trust
Grantee

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

Tommy C. Estes
Notary Public

My Commission Expires: 03-08-2028