THIS INSTRUMENT PREPARED BY:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
File No. JW2023-067

Karen Johnson Davidson County
Batch# 1182562 DEEDWARR
09/17/2024 03:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240917-0072069

DEED OF CORRECTION

ADDRESS OF NEW OWNER:
John Brosius and Debby Brosius
1730 Logue Rd.
Mt. Juliet, TN 37122

MAP AND PARCEL NUMBER:
053-12-0-019.00

WHEREAS, on February 09, 2023 a Warranty Deed was recorded in Instrument No. 20230209-0009523, Register's Office for Davidson County, Tennessee, wherein BFH Enterprises, LLC, a Tennessee Limited Liability Company, Grantors, conveyed unto John Brosius and Debby Brosius, husband and wife, Grantee, all of their interest in the following described real property: and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

> **A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**
>
> **Being Lot No. 15 of Block "D" and a part of an unnumbered tract lying Northeast of and in the rear of said Lot on the Map of Subdivision No. 3 of the Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee.**
>
> **Said Lot and part of unnumbered tract front 60 feet on the Northeasterly side of Hamblen Avenue and run back between parallel lines 340 feet to the Southwesterly margin of the right-of-way of the Tennessee Central Railroad.**
>
> **Being the same property conveyed to Andrew Denton, and wife, Erin Denton by Warranty deed from Sylvia J. Denton of record in Instrument No. 20170703-0066750 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 03, 2017.**
>
> **Being a portion of the same property conveyed to BFH Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Andrew Denton, and wife, Erin Denton of record in Instrument No. 20221101-0118005 Register's Office for Davidson County, Tennessee, dated October 26, 2022 and recorded on November 01, 2022.**

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, BFH Enterprises, LLC, a Tennessee Limited Liability Company, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantee, John Brosius and Debby Brosius, husband and wife, a certain tract of land in Davidson County, Tennessee, described as follows:

> **A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Being Lot No. 15 of Block "D" on the Map of Subdivision No. 3 of the Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to BFH Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Andrew Denton, and wife, Erin Denton of record in Instrument No. 20221101-0118005 Register's Office for Davidson County, Tennessee, dated October 26, 2022 and recorded on November 01, 2022.

This is improved property known as 123 Hamblen Avenue, Old Hickory, TN 37138-2624.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20230209-0009523, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this 17th day of September, 2024.

GRANTOR:

BFH ENTERPRISES, LLC

BY: _____
Dylan Potter, Authorized Agent

GRANTEE:

_____
John Brosius

_____
Debby Brosius

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BFH Enterprises, LLC, and that he as such Authorized Agent of BFH Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name **of the LLC by himself as Authorized Agent of BFH Enterprises, LLC.**

Witness my **hand and official seal as Nashville, Tennessee, this 17th day of September,** 2024.

_____
Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10/4/27

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, John Brosius and Debby Brosius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the within named bargainors, and whom upon further oath acknowledged that they, as such executed the foregoing instrument for the purposes therein contained by signing as said bargainors.

Witness my hand and official seal as Nashville, Tennessee, this 17th day of September, 2024.

Notary Public

My Commission Expires: _____



My Commission Expires 10/4/27

9/17/2024

Tennessee Certification of Electronic Document

I, Laura FRIEL (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Friel
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Joseph White (Notary's Name), a notary public for this county and state, Laura Friel (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4/27/2025

NOTARY'S SEAL

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON