SEND TAX BILLS TO:

Walter Colson Paint and Body Shop, Inc.
2301 Clarksville Pike
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Map: 81
Group: 6
Parcels: 297.00 & 492.00

Karen Johnson Davidson County
Batch# 1202519 DEEDQC
11/07/2024 08:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241107-0086536

DEED OF CORRECTION

WHEREAS, **WALTER COLSON PAINT AND BODY SHOP, INC.**, has heretofore executed to **WALTER COLSON PAINT AND BODY SHOP, INC.**, a certain Quitclaim Deed of record as **INSTRUMENT 20241025-0082915**, Register's Office for Davidson County, Tennessee; and,

WHEREAS, by mutual mistake, such Deed contained an incorrect legal description of the real property conveyed.

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and for the purpose of correcting the error, **WALTER COLSON PAINT AND BODY SHOP, INC.**, does hereby transfer and convey unto **WALTER COLSON PAINT AND BODY SHOP, INC.**, its heirs and assigns, forever, all of its interest in and to the following tracts or parcels of land, situated and lying in Davidson County, Tennessee, bound and described as follows:

Land in Davidson County, Tennessee, being Lot Numbers 1 and 2 on the Final Plat 2306 & 2312 Clarksville Pike Subdivision, of record as Instrument 20210406-0045168, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Walter Colson Paint and Body Shop, Inc., from Dr. Charles E. McGruder, unmarried, by Warranty Deed, dated August 31, 1993, of record in Book 9065, Page 832, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Walter Molson Paint and Body Shop, Inc., from Roger Dale Basham, married; Sandra Joyce Martin Biggs, married; Christy Swipe, married; Lisa Dawson, married; Dana Hurt, married; Staci Miner, married; and William Harold Skinner, married; and Harry E. Skinner, Jr., unmarried, being all of the heirs

and devisees inheriting under the Last Will and Testament of Norris Basham, joined by their respective spouses Teresa Basham, Colby Biggs, Ronnie Swope, William Dawson, Bobby Hurt, Michael Miner, and Barbara Skinner, by Warranty Deed, dated March 26, 2007, of record as Instrument 200704110043050, Register's Office for Davidson County, Tennessee.

This is property known as 2306 and 2312 Clarksville Pike, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **WALTER COLSON PAINT AND BODY SHOP, INC.**, its heirs and assigns, in fee simple, forever.

WE COVENANT with said **WALTER COLSON PAINT AND BODY SHOP, INC.**, that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered; and that we will forever warrant and defend the title thereto against the lawful claims of all person whomsoever.

WITNESS this 4th day of November, 2024.

WALTER COLSON PAINT AND BODY SHOP, INC:

By: Walter Colson

Its: Owner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Walter Colson Paint and Body Shop, Inc.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Walter** is the owner of **Walter Colson Paint and Body Shop, Inc.**,, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 4th day of November, 2024.

Notary Public

My commission expires: 3/9/2027

NICHOLAS RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 11/4/24.

Date

Celia Stewart Rouse

Affiant Signature

11/4/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4th day of November, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY