THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215

File No. 240948977

The purpose of this Deed of Correction is to correct the legal description.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 16th day of December, 2024

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch # 1217208 DEEDWARR
12/17/2024 11:34:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241217-0097867

DEED OF CORRECTION
WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lelia Ann Holeman Burrow 636 Nashua Lane Nashville, TN 37209	New Owner	091-05-1B-006.00 CO

WHEREAS, a Warranty Deed conveying the within described property has previously been executed and put of record in **20241030-0083524**, Register's Office of Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 6 of The Woods at the Annex, a Horizontal Property Regime with Private Elements, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Wood at the Annex, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171214-0127664, as amended in Instrument No. 20171228-0131885, as further amended in Instrument No. 20190319-005108, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit "b" to said Master Deed.
>
> Being a portion of the same property conveyed to Joseph McKelvy Douthit and Anna Douthit by Warranty Deed from The Mulch Property Development Company, LLC, a Limited Liability Company, dated May 4, 2020, of record in Instrument No. 20200511-0048571, Register's Office for Davidson County, Tennessee.

WHEREAS, the legal description was incorrect.

WHEREAS, the Grantee and Grantor have agreed to correct said errors;

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Joseph McKelby Douthit and Anna Douthit, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Leila Ann Holeman Burrow**, hereinafter referred to as Grantee, her heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 6 on the plan of The Woods at the Annex, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Woods at the Annex, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171214-0127664, amended in Instrument No. 20171228-0131885 and Instrument No. 20190319-005108, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Joseph McKelvy Douthit and Anna Douthit, by deed from The Mulch Property Development Company, LLC, a Limited Liability Company, of record in Instrument No. 20200511-0048571, dated May 4, 2020, said Register's Office.

This is improved property located at: **636 Nashua Lane, Nashville, TN 37209.**

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, their heirs and assigns, in fee simple forever, and the said Grantor do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in **20241030-0083524**, Register's Office for Davidson County.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument on this 13 day of Dec., 2024.

GRANTOR:

Joseph M Kelvy Douthit
Joseph McKelvy Douthit

Anna Douthit
Anna Douthit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph McKelvy Douthit and Anna Douthit** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that thye executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 13 day of Dec., 2024.

Notary Public

My Commission Expires: 05/09/2027

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTEE:

Lelia Ann Holeman Burrow

Lelia Ann Holeman Burrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lelia Ann Holeman Burrow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 16th day of December, 2024.

Notary Public

My Commission expires: _____

