Prepared and Return to:
Amy Cross Nance
Attorney At Law
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

Karen Johnson Davidson County
Batch# 1236812 DEEDWARR
02/13/2025 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250213-0011010

CORRECTION DEED

WHEREAS, on the 15th day of June, 2015 Drees Premier Homes, Inc., an Ohio Corporation conveyed to Russell Brandon Bundren and Heidi Katrina Bundren, husband and wife, their heirs and assigns certain lands situated in Davidson County, Tennessee, and recorded in Instrument No. 20150615-0056885 Register's Office for Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake said deed contained an error in Plat Book recording information in legal description.

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

NOW THEREFORE FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Drees Premier Homes, Inc. an Ohio corporation has bargained and sold, and do hereby transfer, convey, remise, release unto Russell Brandon Bundren and Heidi Katrina Bundren, husband and wife their heirs and/or assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land In Davidson County, Tennessee Being Lot 80, Hillwood Park as shown on plat of record in Plat Book 3300 Pages 27-28 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Drees Premier Homes, Inc. an Ohio corporation by Warranty Deed from Dr. Bruce D. White and wife Sarah J. White dated December 12, 2014 of record in Instrument No. 20141217-0115472 Register's Office for Davidson County, Tennessee.

This is improved property located at 194 Forestwood Drive, Nashville, TN 37209

This conveyance is subject to (1) Property taxes for the year 2015 a lien not yet due and payable (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declaration and easements of record (5) all matters shown on the plat of Hillwood Park as record in Plat Book 3300 Pages 27 and 28 Register's Office for Davidson County, Tennessee (6) building restrictions and (7) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11th day of February, 2025.

Drees Premier Homes, Inc., an Ohio Corporation

BY: _____
Peter Holser, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Peter Holser, with whom I am personally acquainted, and who acknowledged himself to be the Assistant Secretary of Drees Premier Homes, Inc., the within named bargainor, and as such Assistant Secretary, being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Drees Premier Homes, Inc.

Witness my hand, at office, this 11 day of February, 2025.

_____
Notary Public

My Commission expires: 2/22/26

TERRI EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 this 14th day of February, 2025

Sheri Engel

Dated 2/13/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 13th day of February, 2025

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

