Karen Johnson Davidson County
Batch# 1237756 DEEDQC
02/14/2025 12:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250214-0011366

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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Nashville, Tennessee 37215
(615) 627-4447
jeff@mglawtn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 14th day of February, 2025.

Notary Public

My Commission Expires:

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2026

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Mark W. Price and Rachel S. Price, Trustees 403 West Tyne Drive Nashville, Tennessee 37205	-SAME-	130 05 0 140.00 130 05 0 140.01

DEED OF CORRECTION

Explanation of Correction:

A certain deed recorded in the Register's Office for Davidson County, Tennessee, contained errors that need to be corrected, to wit:

1. The Deed in need of correction is described below.

Quitclaim Deed recorded on December 17, 2024, from Mark W. Price and wife, Rachel S. Price, as grantors, to Mark W. Price and Rachel S. Price, Trustees of the JANOCT Living Trust, established by the Revocable Trust Agreement of Mark W. Price and Rachel S. Price dated December 3, 2024, as grantees, of record as Instrument No. 20241217-0097803, Register's Office for Davidson County, Tennessee.

2. **Matters Needing Correction**:

The Parcels known as 403 West Tyne Drive, Nashville, Davidson County, Tennessee, which are listed as Davidson County tax map 130 05 0, parcels 140.00 and 140.01, contain an incorrect description of said parcels.

Here is the corrected, complete property description that should be included in the deed described in Paragraph 1. hereinabove.

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the Lot of Highlands of Belle Meade Consolidation, on the Plat of record as Instrument No. 20170323-0028587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark W. Price and Rachel S. Price, husband and wife, by deed from George E. Mudter, Jr., Trustee of the Magnolia Trust with full power to sell, mortgage, lease, convey or otherwise alienate without joinder of any beneficiary, of record as Instrument No. 20160601-0055249, Register's Office for Davidson County, Tennessee.

This is improved property known as 403 West Tyne Drive, Nashville, Tennessee 37205.

Corrected Deed of Conveyance

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark W. Price and wife, Rachel S. Price**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mark W. Price and Rachel S. Price, Trustees of the JANOCT Living Trust, established by the Revocable Trust Agreement of Mark W. Price and Rachel S. Price dated December 3, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

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

WITNESS our hands this 14th day of February, 2025.

Mark W. Price

Rachel S. Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark W. Price and Rachel S. Price, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of February, 2025.

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Notary Public

EXHIBIT A

Legal Description

130 05 0 140.00
130 05 0 140.01

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Being the Lot of Highlands of Belle Meade Consolidation, on the Plat of record as Instrument No. 20170323-0028587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark W. Price and Rachel S. Price, husband and wife, by deed from George E. Mudter, Jr., Trustee of the Magnolia Trust with full power to sell, mortgage, lease, convey or otherwise alienate without joinder of any beneficiary, of record as Instrument No. 20160601-0055249, Register's Office for Davidson County, Tennessee.

This is improved property known as 403 West Tyne Drive, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 14, 2025.

February 14, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of February, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

