Karen Johnson Davidson County
Batch# 1238058 DEEDQC
02/18/2025 11:46:30 AM 15 pgs
Fees: $77.00 Taxes: $0.00
20250218-0011755

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File # X-0625
Box #14

Address New Owner(s) as follows:	Send tax bills to:	Map and Parcel Number:
Jenny Len Walker, Trustee of The Jenny Len Walker Living Trust dated October 8, 2019 5464 Village Way Nashville, Tennessee 37211	New Owner	161100B00500CO

Instrument of Correction

This Instrument of Correction is made this 18th day of February, 2025, by Jenny Len Walker, a resident of the State of Tennessee ("**Grantor**"), and Jenny Len Walker, Trustee of The Jenny Len Walker Living Trust dated October 8, 2019 ("**Grantee**").

Recitals

I. On October 8, 2019, Jenny Len Walker executed the Declaration of Trust for The Jenny Len Walker Living Trust. A Certification of Trust is attached hereto as **Exhibit A**.

II. On March 20, 2020, Jenny Len Walker recorded a Quitclaim Deed as Instrument No. 20200715-0077140 in the Register's Office for Davidson County, Tennessee (the "**Quitclaim Deed**"). Said Quitclaim Deed purported to transfer whatever interest that "THE GRANTOR(S)," "Jenny Len Walker, Jenny Len Walker, Trustee," had in the property to "the GRANTEE(S)," "Jenny Len Walker, Jenny Len Walker, Trustee, residing at 5221 Village Trace, Nashville, Tennessee County, Tennessee 37211."

III. The grantor and grantee in the Quitclaim Deed were identified incorrectly. Specifically:

a. "THE GRANTOR(S)" in the Quitclaim Deed should have been identified as "Jenny Len Walker";

b. "the GRANTEE(S)" in the Quitclaim Deed should have been identified as "Jenny Len Walker, Trustee of the Jenny Len Walker Living Trust dated October 8, 2019"; and

c. the signature block for the "Grantor" should have read "Jenny Len Walker."

IV. On June 17, 2023, Jenny Len Walker executed the Durable Power of Attorney of Jenny Len Walker, which appoints her daughter, Deanna Len Walker, as her attorney-in-fact. As attorney-in fact, Deanna Len Walker has the ability to act on behalf of Jenny Len Walker with respect to real estate and trust transactions. A copy of the Durable Power of Attorney of Jenny Len Walker is attached hereto as **Exhibit B**.

V. Grantor and Grantee desire to correct the Quitclaim Deed to properly identify the grantor and grantee in that deed.

Statement of Correction

For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee correct the Quitclaim Deed as follows:

1. The name of the grantor as it appears in the Quitclaim Deed is hereby stricken, and the following name is substituted in its place: Jenny Len Walker. The grantor in the Quitclaim Deed is Jenny Len Walker.

2. The name of the grantee in the Quitclaim Deed is hereby stricken, and the following name is substituted in its place: Jenny Len Walker, Trustee of The Jenny Len Walker Living Trust dated October 8, 2019. The grantee in the Quitclaim Deed is Jenny Len Walker, Trustee of The Jenny Len Walker Living Trust dated October 8, 2019.

3. All other terms and provisions of the Quitclaim Deed shall remain the same.

[Signatures appear on the following page.]

In witness whereof, the parties have executed this instrument on the 18th day of February, 2025.

Grantor

Jenny Len Walker, by Deanna Len Walker as Attorney-in-Fact

Jenny Len Walker, by Deanna Len Walker as Attorney-in-Fact

Grantee

Jenny Len Walker, Trustee of the Jenny Len Walker Living Trust dated October 8, 2019, by Deanna Len Walker as Attorney-in-Fact

Jenny Len Walker, Trustee of the Jenny Len Walker Living Trust dated October 8, 2019, by Deanna Len Walker as Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, the within named **Deanna Len Walker**, with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged herself to be the Attorney-in-Fact for **Jenny Len Walker**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jenny Len Walker** for the purpose therein contained, by signing the name of **Jenny Len Walker** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/9/2026

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, the within named **Deanna Len Walker**, with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged herself to be the Attorney-in-Fact for **Jenny Len Walker, Trustee of the Jenny Len Walker Living Trust dated October 8, 2019**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jenny Len Walker, Trustee** for the purpose therein contained, by signing the name of **Jenny Len Walker, Trustee** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/9/2026

Exhibit A

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

X-0625

Certification of Trust
The Jenny Len Walker Living Trust

Jenny Len Walker, as Settlor, established The Jenny Len Walker Living on October 8, 2019 (the "**Trust**"). **Jenny Len Walker, Trustee of The Jenny Len Walker Living Trust dated October 8, 2019**, pursuant to Tennessee Code Annotated Section 35-15-1013, states the following information concerning the provisions contained in the Trust agreement and affirms the Trust's existence and validity:

1. **Existence of Trust**. The Trust was established on October 8, 2019, and it is currently in existence.

2. **Settlor, Currently Acting Trustee, and Successor Trustee**. The Settlor of the Trust is Jenny Len Walker, per the original trust document dated October 8, 2019. The currently acting sole Trustee of the Trust is Jenny Len Walker, per the original Trust document dated October 8, 2019.

3. **Administrative and/or Managerial Powers of the Trustee**. The powers granted to the Trustee in the Trust include all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee.

4. **Revocability**. The Trust is revocable.

5. **Signature Authority of Multiple Trustees or Multiple Successor Trustees**. Presently, there is only one Trustee of the Trust. Accordingly, the Trustee, acting alone, may act for and bind the Trust.

6. **Trust Tax Identification Number**. The tax identification number of the Trust is the Settlor's social security number.

7. **Title to Trust Assets**. The assets of the Trust should be titled in the name of The Jenny Len Walker Living Trust dated October 8, 2019.

8. **Trustee's Statement Regarding Revocation, Modification, or Amendment**. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

Jenny Len Walker, Trustee of The Jenny Len Walker Living Trust dated October 8, 2019, by

Deanna Len Walker, Attorney-in-Fact

Jenny Len Walker, Trustee of The Jenny Len Walker Living Trust dated October 8, 2019, by Deanna Len Walker, Attorney-in-Fact

2/18/2025

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 18th day of February, 2025.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, the within named **Deanna Len Walker**, with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged herself to be the Attorney-in-Fact for **Jenny Len Walker, Trustee of the Jenny Len Walker Living Trust dated October 8, 2019**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jenny Len Walker, Trustee** for the purpose therein contained, by signing the name of **Jenny Len Walker, Trustee** by herself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee this 18th day of February, 2025.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

Exhibit B

This document was prepared by:
Jenny Len Walker
5221 Village Trace
Nashville, Tennessee 37211

Return To:
Jenny Len Walker
5221 Village Trace
Nashville, Tennessee 37211

DURABLE POWER OF ATTORNEY

OF

JENNY LEN WALKER

I. PRINCIPAL AND ATTORNEY-IN-FACT

I, Jenny Len Walker, also known as Len, a resident of 5221 Village Trace, Nashville, Tennessee 37211, appoint the following person to serve as my attorney-in-fact, to act for me in any lawful way with respect to the subjects indicated below:

Deanna Len Walker
City, State of Residence: Nashville, Tennessee

II. EFFECTIVE TIME

This power of attorney is effective immediately, and will not be affected by subsequent disability or incapacity of the principal. This is a durable power of attorney.

III. POWERS OF ATTORNEY-IN-FACT

To the extent permitted by law, my attorney-in-fact may act in my name, place, and stead in any way that I myself could with respect to the following matters:

YOUR ATTORNEY-IN-FACT SHALL BE AUTHORIZED TO ENGAGE ONLY IN THOSE ACTIVITIES THAT ARE INITIALED.

REAL ESTATE TRANSACTIONS:

- Manage, sell, transfer, lease, mortgage, pledge, refinance, insure, maintain, improve, collect and receive rent, sale proceeds, and earnings, pay taxes, assessments, and charges, and perform any and all other acts with respect to real property and interests in real property that I own now or later acquire.
- Defend, settle, and enforce by litigation a claim to real property and interests in real property that I own now or later acquire.
- Buy, lease, or otherwise acquire real property or an interest in real property, including the authority to enter into listing agreements and purchase and sale contracts, and to sign escrow instructions.
- Execute deeds, mortgages, releases, satisfactions, and other instruments relating to real property and interests in real property that I own now or later acquire.
- Hire and discharge accountants, bookkeepers, property managers, and other professionals providing services related to real property and interests in real property that I now own or later acquire.
- Exercise all powers with respect to real property and interests in real property that I could if present and under no disability or incapacity.

PERSONAL PROPERTY TRANSACTIONS:

- Buy or otherwise acquire ownership or possession of, sell or otherwise dispose of, mortgage, pledge, assign, lease, insure, maintain, improve, pay taxes on, otherwise manage personal property and interests in personal property that I now own or later acquire, and exercise all powers with respect to personal property and interests in personal property that I could if present and under no disability or incapacity.
- Authority over and the right to access: (1) the content of any of my electronic communications; (2) any catalogue of electronic

communications sent or received by me; and (3) any other digital asset in which I have a right or interest, in accordance with applicable state law.

STOCK AND BOND TRANSACTIONS:

- Buy, sell, pledge, and exchange stocks, mutual funds, bonds, options, commodity futures, and all other types of securities in my name.
- Sign, accept, and deliver in my name certificates, contracts, or other documents relating to the foregoing, including agreements with brokers or agents.
- Exercise voting and other rights and enter into agreements relating thereto.
- Hire and discharge professionals providing services related to the management and investment of any securities in my name.
- Exercise all powers with respect to securities that I could if present and under no disability or incapacity.

BANKING AND FINANCIAL TRANSACTIONS:

Conduct any business with banks, savings and loan associations, credit unions, and other financial institutions, including but not limited to the authority to:

- Sign and endorse all checks and drafts in my name.
- Deposit and withdraw funds from accounts.
- Open, maintain, and close accounts or other banking arrangements.
- Open, continue, and have access to all safe deposit boxes, and add and remove items from them.
- Borrow money, pledge property as security, and negotiate terms of debt payments.
- Apply for and receive letters of credit, credit cards, and traveler's checks, and give an indemnity or other agreement in connection with letters of credit.
- Exercise all powers with respect to financial institution transactions that I could if present and under no disability or incapacity.

INSURANCE AND ANNUITY TRANSACTIONS:

- Obtain, modify, renew, convert, rescind, pay the premium on, or terminate insurance and annuities of all types for myself and for my family and other dependents.

- Designate the beneficiary of the contract, but the attorney-in-fact may be named a beneficiary of the contract, or an extension, renewal, or substitute for it, only if the attorney-in-fact was named as a beneficiary under a contract procured by the principal before signing this power of attorney.
- Surrender and receive the cash value, borrow against, or pledge any insurance or annuity policy.
- Exercise all powers with respect to insurance and annuity transactions that I could if present and under no disability or incapacity.

ESTATE AND TRUST TRANSACTIONS:

- To act for me in all matters that affect a trust, probate estate, guardianship, conservatorship, escrow, custodianship, or other fund from which I am now, claim to be, or later become entitled, as a beneficiary, to a share or payment, including but not limited to the authority to sign a qualified disclaimer pursuant to Internal Revenue Code Section 2518 and applicable state law, and petitions, objections, waivers, consents, receipts, settlements, and other agreements relating to the above-referenced matters or proceedings.
- Transfer any of my property to a living trust that I created as a grantor before this power of attorney was signed.
- Exercise all powers with respect to estate and trust transactions that I could if present and under no disability or incapacity.

LEGAL ACTIONS:

To act for me in all legal matters, whether claims in my favor or against me, including but not limited to the authority to retain and discharge attorneys on my behalf; appear for me in all actions and proceedings, commence actions in my name, sign all documents, submit claims to arbitration or mediation, settle claims, and pay judgments and settlements; and exercise all powers with respect to legal actions that I could if present and under no disability or incapacity.

PERSONAL AND FAMILY CARE:

To do all acts necessary to maintain my customary standard of living, and that of any individuals legally entitled to be supported by me, including but not limited to the authority to provide and pay for medical care, shelter, clothing, food, usual vacations,

education, transportation, and dues for social organizations and to exercise all powers with respect to personal and family care that I could if present and under no disability or incapacity. My attorney-in-fact is specifically authorized to hire and compensate household, nursing, and other employees necessary for my well-being and that of any individuals legally entitled to be supported by me, and to enter into contracts and commit my resources with respect to the provision of my residential care in a convalescent hospital, skilled nursing home, or alternative residential facility.

GOVERNMENT BENEFITS:
Claim and collect benefits from the Social Security Administration, including, but not limited to, retirement benefits, supplemental social security, and social security disability benefits and, Medicare, Medicaid, or state, local, and other government programs or civil or military service, and to exercise all powers with respect to government assistance that I could if present and under no disability or incapacity.

RETIREMENT PLAN TRANSACTIONS:
To act for me in all matters that affect my retirement, deferred compensation, or pension plans, including but not limited to the authority to select payment options, designate beneficiaries, make contributions, exercise investment powers, make "rollovers" of plan benefits, borrow or sell assets from the plan, and, if I am a spouse who is not employed, waive my right to be a beneficiary of a joint or survivor annuity and to exercise all powers with respect to retirement plans that I could if present and under no disability or incapacity.

GIFTS:
Make gifts from my assets, including debt forgiveness. However, my attorney-in-fact is prohibited from giving any of my assets, interests or rights, directly or indirectly, to himself or herself, or to his or her creditors.

PET AND ANIMAL CARE:
To do all acts necessary to maintain the customary standard of living of all pets and animals currently supported by me, including,

but not limited to, providing and paying for shelter, food, and veterinary care.

My attorney-in-fact is empowered to take all further action, including the payment of expenditures and the preparation and execution of all documents, as my attorney-in-fact deems necessary or appropriate to fully effectuate the purposes of the foregoing matters.

IV. GENERAL PROVISIONS

1) Reliance By Third Parties. I hereby agree that any third party receiving a duly executed copy of this document may rely on and act under it. Revocation or termination of this power of attorney will be ineffective as to a third party unless and until that third party receives actual notice or knowledge of the revocation or termination. For myself and for my heirs, executors, legal representatives, devisees, and assigns, I hereby agree to indemnify and hold harmless any third party from any and all claims because of good faith reliance on this instrument.

2) Severability. If any provision in this power of attorney is found to be invalid or unenforceable, this invalidity or unenforceability will not affect the other provisions of this document, and the other provisions will be given effect without the invalid or unenforceable provision.

3) Revocation of Prior Powers of Attorney. I revoke all durable powers of attorney naming me as principal executed prior to this document, specifically excluding any health care powers of attorney and advance health care directives.

4) Revocation. I may revoke this power of attorney at any time.

5) Maintenance of Records; Accounting. My attorney-in-fact must maintain records of all actions taken on my behalf, including transactions, receipts, disbursements and investment. My attorney-in-fact shall provide an accounting for all funds handled and all acts performed as my attorney-in-fact, but only upon my request, the request of a personal representative or a fiduciary acting on my behalf, or court order. Any requirement of my attorney-in-fact to file inventories and accounts with the county clerk or with the court is specifically waived.

6) Compensation and Reimbursement. My attorney-in-fact is entitled to reasonable compensation for services provided on my behalf pursuant to this power of attorney. My attorney-in-fact will be reimbursed for all reasonable

expenses incurred relating to his or her responsibilities under this power of attorney.

7) No Personal Benefit. Except as specifically provided in this document, my attorney-in-fact may not personally benefit from any transaction engaged in or on my behalf, or use my assets to discharge any of his or her own legal obligations, excluding me and those I am legally obligated to support.

8) Liability of Attorney-in-Fact. All persons or entities that in good faith endeavor to carry out the provisions of this power of attorney will not be liable to me, my estate, or my heirs for any damages or claims arising because of their actions or inactions based on this power of attorney. My estate will indemnify and hold them harmless. A successor attorney-in-fact will not be liable for the acts of a prior attorney-in-fact.

9) Authority to Record, Register, or File. My attorney-in-fact may record, register, or file this power of attorney and other necessary and appropriate documents as required to carry out the powers granted herein.

IN WITNESS WHEREOF, the undersigned has executed this power of attorney on the date set forth below.

Date: 6/17/23

Jenny Len Walker

Signature of Jenny Len Walker

WITNESSES

By signing as a witness, I am acknowledging the signature of the principal who signed in my presence, and the fact that he or she stated that this power of attorney reflects his or her wishes and is being executed voluntarily. I believe the principal to be of sound mind. I have not been appointed as attorney-in-fact by the principal, am not related to him or her by blood, marriage, or adoption, and, to the best of my knowledge, am not entitled to any portion of his or her estate under his or her last will and testament or living trust.

1. Jeff Miller
(Signature of witness)

JEFF MILLER
(Print Name)

5457 VILLAGE WAY
(Address)

NASHVILLE, TN. 37211
(City, State, ZIP)

2. Emily Miller
(Signature of witness)

Emily Miller
(Print Name)

5457 Village Way
(Address)

Nashville, TN 37211
(City, State, ZIP)

ACKNOWLEDGMENT
OF NOTARY PUBLIC

State of Tennessee

County of Davidson

On this 17 day of June, 2023 before me, the undersigned Notary Public, personally appeared Jenny Len Walker, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual who signed the foregoing power of attorney and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by such signature, the person executed the instrument.

Witness my hand and seal.

Signature of Notary Public: Olivia Healy

Olivia Healy
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

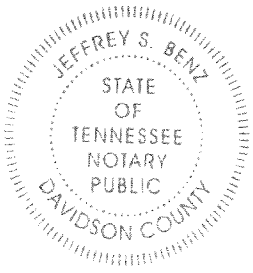
Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, do hereby make oath that I am a licensed attorney and 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 18, 2025**.

Mike Boyd
Date: February 18, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of February, 2025.



Notary Public
My commission expires: OCTOBER 4, 2027