Karen Johnson Davidson County
Batch# 1240074 DEEDWARR
02/24/2025 08:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250224-0013217

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value for this transfer is $-0-. Taxes previously paid on $4,100,000.00 when recording that Warranty Deed of record In Instrument No. 20241108-0087153 in the Register's Office for Davidson County, Tennessee.

Michelle M Kendig
Affiant

Subscribed and sworn to before me, this 21 day of February, 2025.

Patricia L Hurtt
Notary Public
My commission expires: 3/15/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Deed of Correction

Address of New Owner	Send Tax Bills To	Map-Parcel Number
3501 Trimble Road Trust	New Owner	131-05-0-020.00
3501 Trimble Rd		
Nashville, TN 37215		

To correct the Warranty Deed of record in Instrument No. 20241108-0087153
in the Register's Office for Davidson County, Tennessee.

WHEREAS, by Warranty Deed dated November 06, 2024, recorded in Instrument No. 20241108-0087153 in the Register's Office for Davidson County, Tennessee (the "Prior Deed"), Brian Heinrichs and Joy Heinrichs, husband and wife as Grantor, conveyed to John Cornelius, unmarried, as Grantee, certain improved real property commonly known as 3501 Trimble Rd, Nashville, TN 37215, located in Davidson County, Tennessee, more particularly described in the Prior Deed; and,

WHEREAS, by inadvertence, error, or mistake, the Grantee of the real property conveyed by the Prior Deed referenced John Cornelius, unmarried, as grantee; and,

WHEREAS, the parties now desire to amend the Prior Deed by replacing the Grantee of the real property conveyed to effectuate the intent of the parties.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Grantor and Grantee agree to replace the Grantee of the real property described in the Prior Deed with the following Grantee:

1. The legal description and derivation of the real property being conveyed is:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Russwood Heights as of record in Plat Book 2133, Pages 12 and 13 (erroneously referred to as Book 2123 in previous Deeds), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Brian Heinrichs and Joy Heinrichs, husband and wife by Warranty Deed from Hauco LLC, a Tennessee limited liability company of record in Instrument No. 20190930-0099228, Register's Office for Davidson County, Tennessee, dated September 25, 2019 and recorded on September 30, 2019.

2. Pursuant to the intent of the parties, herein, and of the Prior Deed, which is most recent conveyance deed, title shall be vested as Justine Marie Bruyere, Trustee of the 3501 Trimble Road Trust.

3. Except as specifically modified or amended herein, all terms and provisions of the said Prior Deed shall continue and remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Deed of Correction to be effective as of this 11 day of February, 2025.

GRANTOR

Brian Heinrichs **Joy Heinrichs**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brian Heinrichs and Joy Heinrichs, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

IN WITNESS WHEREOF, the parties have executed this Deed of Correction to be effective as of this 19 day of Feb, 2025.

GRANTEE

John Cornelius

JENNIFER M. FRYER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/28/2028
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Cornelius, the bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their name above.

WITNESS my hand and seal this 19 day of Feb, 2025.

Notary Public
My Commission Expires: 5-28-24

202502240013217

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 2|11|25 (date of document).

Michelle W Kendig
Affiant Signature

2|21|25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21ST day of February, 2025

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

