Karen Johnson Davidson County
Batch# 1242648 DEEDWARR
03/03/2025 03:39:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250303-0015815

DEED OF CORRECTION

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 day of ~~February~~ March, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, Suite F186
Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
2801 DELAWARE LLC (NAME)	**NEW OWNER** (NAME)	**092 10 0 177.09**
2801 DELAWARE AVENUE NASHVILLE, TN 37209 (ADDRESS)	**209 WOODFORD PL NASHVILLE, TN 37215** (ADDRESS)	

DEED OF CORRECTION

THIS DEED OF CORRECTION, made and entered into this 28 day of February, 2025, by and between **ROSLYN WILLIAMS, DOROTHY BATEY, DWIGHT CARLOS BATEY, JR., AND BRENDA PEOPLES-GORDON,** hereinafter called the Grantors, and **2801 DELAWARE LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantee.

WITNESSETH:

WHEREAS, for and in consideration of the sum of Ten Dollars and No Cents ($10.00), cash in hand by the Grantee, by Warranty Deed dated December 4, 2024, and recorded December 9, 2024 as Instrument No. 20241209-0095033 in the Register's Office for Davidson County, Tennessee, the undersigned Grantors, **ROSLYN WILLIAMS, DOROTHY BATEY, DWIGHT CARLOS BATEY, JR., AND BRENDA PEOPLES-GORDON,** intended to bargain, sale, and warrant to the Grantee, **2801 DELAWARE LLC, A LIMITED LIABILITY COMPANY**, the real estate located in **DAVIDSON COUNTY**, State of **TENNESSEE** which is hereinafter more particularly described; and

WHEREAS, question has now been raised as to the accuracy of the property interests of the grantors listed in the Warranty Deed; and

WHEREAS, question has now been raised whether Dwight Batey's son, Dwight Carlos Batey, Jr. should have joined as a grantor to the Warranty Deed; and

WHEREAS, the parties hereto now desire to correct and reform the Deed in order to remove any questions and confirm the complete ownership by the Grantee of the property; and

WHEREAS, Dwight Carlos Batey, Jr. now joins in this Deed of Correction to convey any property interests he may have in the Property to the Grantee.

NOW THEREFORE, the Grantors, in and for considerations expressed in the above-mentioned Warranty Deed paid by the Grantee, the receipt and sufficiency of which are acknowledged and confessed, grants, sells, conveys, and otherwise transfers, unto the Grantee, the following described property:

Land in Davidson County, Tennessee, being Lot No. 56 on the plan of T.M. STEGER'S SECOND SUBDIVISION of part of the Matthew Barrow property, not of record.

Said Lot No. 56 fronts 70 1/2 feet on the Southerly side of Delaware Avenue, formerly Craft Street, and runs back with the Westerly margin of Twenty-Eighth Avenue, North, formerly Barrow Avenue, 150 feet to an alley, and shows 70 feet, more or less, on said alley.

Being the same property conveyed to Roland B. Reasonover and wife, Annie B. Reasonover by Warranty Deed from James C. Alderson and wife, Bernice C. Alderson, of record in Book 2957, Page 15, in the Register's Office for Davidson County, Tennessee, dated August 24, 1959 and recorded on August 26, 1959.

The said Roland B. Reasonover died on August 29, 2000, leaving Annie B. Reasonover as surviving tenant by the entirety.

Being the same property conveyed to Loretta Clerkley, Dwight Batey, Brenda Peoples and Roslyn Williams, each owning an undivided one-fourth interest as tenants in common by Quitclaim Deed from Annie B. Reasonover, an unmarried person, retaining a life estate unto herself, of record in Instrument No. 20010912-0099190, in the Register's Office for Davidson County, Tennessee, dated September 10, 2001 and recorded on September 12, 2001.

The said Dwight Batey having since died on February 22, 2012, leaving as heirs, his wife, Dorothy A. Batey and son, Dwight Carlos Batey, Jr. Heirship having been established by Affidavit of Heirship of Record in Instrument Number 20250303-0015603 in the Register's Office for Davidson County, Tennessee.

The said Loretta Clerkley having since died intestate on August 11, 2019. Her interest in the subject property having vested at death in Annie B. Reasonover, her mother and the sole heir-at-law at her death, established by Affidavit of Heirship of Record in Instrument Number 20250303-0015601 in the Register's Office for Davidson County, Tennessee.

The said Annie B. Reasonover having since died intestate on April 11, 2024. Her interest in the subject property vested at death in Dwight Carlos Batey, Jr., Brenda Peoples, and Roslyn Williams as established by Affidavit of Heirship of Record in Instrument Number 20250303-0015715 in the Register's Office for Davidson County, Tennessee.

The aforementioned life Estate, reserved for the said Annie B. Reasonover, having terminated at her death on April 11, 2024.

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

The Grantees execute this Deed of Correction for the purpose of consenting to the reformation of the Warranty Deed and agree that the real estate herein described is the real estate intended to be conveyed by the Warranty Deed.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this instrument has been executed this 28th day of February, 2025.

GRANTOR: DOROTHY BATEY

Dorothy Batey

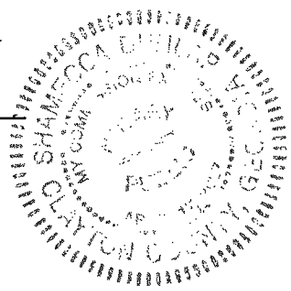
STATE OF Georgia)
COUNTY OF Clayton)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DOROTHY BATEY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28th day of February, 2025.

Notary Public

04/17/2027
My Commission Expires



GRANTOR: DWIGHT CARLOS BATEY, JR.

X Dwight Carlos Batey Jr.

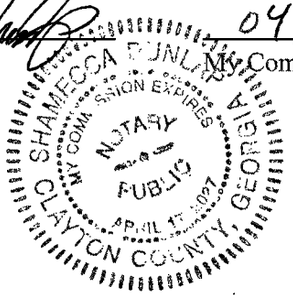
STATE OF Georgia)
COUNTY OF Clayton)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DWIGHT CARLOS BATEY, JR.**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28th day of February, 2025.

Notary Public

04/17/2027
My Commission Expires



GRANTOR: BRENDA PEOPLES-GORDON

STATE OF Michigan)
COUNTY OF Genesee)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BRENDA PEOPLES-GORDON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28 day of February, 2025.

Notary Public

1/8/2031
My Commission Expires

ERIN SMITH
Notary Public - State of Michigan
County of Genesee
My Commission Expires Jan 8, 2031
Acting in the County of Genesee

GRANTOR: ROSLYN WILLIAMS

Roslyn Williams

STATE OF Tennessee)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ROSLYN WILLIAMS,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28 day of February, 2025.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 3, 2025

Affiant Signature

3/3/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 3 day of March, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY