DEED OF CORRECTION

(Correcting Warranty Deed of record in Instrument No. 20240605-0041954 in the Register's Office for Davidson County, Tennessee)

STATE OF **TENNESSEE**
COUNTY OF Davidson

THE **ACTUAL CONSIDERATION** OR VALUE, WHICHEVER IS GREATER, **FOR THIS** TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of March, 2025.

NOTARY **PUBLIC**

COMMISSION **EXPIRES:**

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

(AFFIX SEAL)

(Blank for Register's Office Endorsement)

Karen Johnson Davidson County
Batch# 1244581 DEEDWARR
03/10/2025 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250310-0017769

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122

OWNER ADDRESS:
Jones Construction, LLC
1404 Green Forest Court
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Same as Owner

Map/Parcel ID Number:
053030Q00200CO

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, and for the purpose of correcting the effective date of the conveyance made in the Warranty Deed of record in Instrument No. 20240605-0041954 in the Register's Office for Davidson County, Tennessee, which Warranty Deed contained May 30, 2024 as the date of execution and Notary's acknowledgement thereof, referencing therein the "prior" deed of record to Grantor of record in Instrument No. 20240605-0041952 in said Register's Office, but said prior deed to Grantor contained an execution date and Notary's acknowledgement date of May 31, 2024, and to confirm that the conveyance by the Warranty Deed referenced above being corrected herein should be deemed for all purposes as having an effective date of May 31, 2024, and said conveyance as occurring after the receipt of title to the property conveyed therein by said prior Warranty Deed, now, therefore, **BARS HOOPER HOLDINGS, LLC**, A Tennessee limited liability company, hereinafter called the Grantor, by these presents does hereby transfer and convey unto **JONES CONSTRUCTION, LLC**, A Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Residences at Debow & Dodson, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Residences at Debow & Dodson, a Horizontal Property Regime, of record in Instrument Number 20240605-0041953 in the Register's office for Davidson County, Tennessee, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Bars Hooper Holdings, LLC by Warranty deed of record in Instrument No. 20240605-0041952 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variation or

adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land and not shown by the Public Records.

This is improved property known as 1412 Dodson Street, Old Hickory, TN 37138.

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, and its successors and assigns forever; and GRANTOR does covenant with the said 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, and GRANTOR does further covenant and bind itself and its successors and representatives, to warrant and forever defend the title to the said land to said GRANTEE and its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor executes this Deed of Correction by and through its Authorized Agent on this 10th day of March, 2025.

BARS HOOPER HOLDINGS, LLC, a Tennessee limited liability company, Grantor

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

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 Dylan Potter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who upon oath acknowledged himself to be an Authorized Agent for Bars Hooper Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and who in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by himself as its Authorized Agent, and upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 10th day of March, 2025.

Commission Expires: _____

_____
Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

3/10/2025

Tennessee Certification of Electronic Document

I, Laura FRIEL (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Friel
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Joseph White (Notary's Name), a notary public for this county and state, Laura Friel (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4/27/2025

NOTARY'S SEAL

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON