Karen Johnson
Batch # 1256938
04/07/2025 08 14 56 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250407-0025908

PREPARED BY:

JOSHUA J. PHILLIPS
1000 KENNESAW BLVD.
GALLATIN, TENNESSEE 37066
(615) 452-8030

ADDRESS OF OWNER:	SEND TAX BILLS TO.	MAP/PARCEL:
Trustee, JAMES C. BILBREY, JR., REVOCABLE LIVING TRUST 1019 Heydel Circle, Lebanon, Tennessee 37087	Same	08412007100

CORRECTIVE QUITCLAIM DEED

WHEREAS, this Corrective Quitclaim Deed is made by and between the undersigned, JAMES C. BILBREY, as Trustee for THE JAMES C. BILBREY, SR., AND JUDY C. BILBREY REVOCABLE LIVING TRUST u/a/d January 16, 2007 ("Grantor"), and JAMES C BILBREY, as Trustee for THE JAMES C. BILBREY REVOCABLE LIVING TRUST u/a/d February 12, 2025 ("Grantee");

WHEREAS, Grantor executed the Quitclaim Deed dated February 12, 2025, recorded at Instrument No 20250218-0011612, with the Davidson County Register's Office on February 18, 2025 ("Original Deed"), conveying certain real property identified as 2422 Maplecrest Drive, Nashville, TN 37214 and as more fully described in the Original Deed and below,

WHEREAS, the Original Deed contained an error in the signature block on the Quitclaim Deed and incorrectly and inadvertently identified JAMES C. BILBREY, JR., as signing the deed as Trustee for The James C. Bilbrey Revocable Living Trust u/a/d February 12, 2025;

WHEREAS, this Corrective Deed is being filed to correct that error, to change and state correctly that the deed was signed by JAMES C BILBREY, JR., as Trustee for James C. Bilbrey,

Sr. and Judy C. Bilbrey Revocable Living Trust u/a/d January 16, 2007, which was the intent of the signatory, and to maintain the effectiveness of the Original Deed;

NOW, THEREFORE, the undersigned, JAMES C. BILBREY, as Trustee for THE JAMES C. BILBREY, SR., AND JUDY C. BILBREY REVOCABLE LIVING TRUST u/a/d January 16, 2007, does hereby convey and quitclaim unto THE JAMES C. BILBREY REVOCABLE LIVING TRUST u/a/d February 12, 2025 ("Grantee"), its successors, heirs, and assigns, all of Grantor's right, title, and interest in and to the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Maplecrest subdivision of record in Book 1835, Page 27, and the southerly 10 feet of a 20 foot alley closed by instrument of record in Book 3436, Page 320, said Register's Office.

Beginning at a point in the northerly margin of Maplecrest Drive, at the common corner of Lot Nos. 144 and 145; thence in a northerly direction with the line between said lots, 142 feet to a concrete monument at the southeasterly corner of Lot 142 on the Plan of Maplecrest, Sec. 2, of record in Book 3500, Page 6, said Register's Office, formerly the center line of a 20 foot alley, now closed, (supra); thence northwesterly with the south line of said Lot 142, 108.03 feet to a point in the easterly margin of Fairway Drive, the southwest corner of said Lot 142 and formerly in the center of said 20 foot alley; thence southwesterly with said margin said Fairway Drive, 155.4 feet to a concrete monument at the beginning of a curve to the left, having a radius of 20 feet; thence around said curve, southeastwardly 35.91 feet to a monument in the northerly margin of Maplecrest Drive; thence, with said Drive, eastwardly 128.58 feet to the point of beginning.

Being the same property conveyed to James C. Bilbrey, Sr. and wife, Judy C. Bilbrey, Trustees of the Bilbrey Joint Revocable Living Trust Agreement U/A/D January 16, 2007 from James C. Bilbrey, Sr. and wife, Judy C. Bilbrey, Individually, of record in Instrument No. 20070117-0006817, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2422 Maplecrest Drive, Nashville TN.

This Corrective Deed is executed solely to correct the misidentification of the trust in the signature block of the Original Deed. Except as expressly corrected herein, all other terms,

conditions, warranties, and covenants set forth in the Original Deed remain unchanged and in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my signature on this 31 day of March 2025.

JAMES C. BILBREY, JR., as Trustee of
The James C. Bilbrey, Sr., And Judy C. Bilbrey
Revocable Living Trust u/a/d January 16, 2007

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State JAMES C. BILBREY, JR., as Trustee of The James C. Bilbrey, Sr., And Judy C. Bilbrey Revocable Living Trust u/a/d January 16, 2007 with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 31 day of March, 2025.

R. L HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

NOTARY PUBLIC
My Commission Expires: 10.21.2025

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

For purposes of Tenn. Code Ann. § 67-4-409(a)(4), this transfer is exempt from recordation tax and valuation oath.

Affiant

Sworn to and subscribed before me
this 31 day of March, 2025.

Notary Public

My Commission Expires: 10.21.2025

R. L HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER