Karen Johnson
Batch # 1256938
04/07/2025 08 14 56 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250407-0025910

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	09605018400

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. 20250218-0011614, with the Davidson County Register's Office on February 18, 2025 ("Original Deed"), conveying certain real property identified as 2811 Hastings Road, 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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to-wit:

Being Lot No. 67 on the Plan of Donelson Heights, as of record in Plat Book 1424, page 35, Register's Office for Davidson County, Tennessee to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

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. 20070117-0006820, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2811 Hastings Road, Nashville, Tennessee 37214.

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