This Instrument Was Prepared By:
Stewart Title
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Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1262327 DEEDWARR
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Fees: $17.00 Taxes: $0.00
20250421-0029997

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, Stewart Title prepared a Warranty Deed of record in Instrument No. 20210825-0114653, Register's Office for Davidson County, Tennessee, Samuel Damron Siple, Revocable Trust and Donna Lee Siple, Revocable Trust ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Charles Christopher Brazell and John Dustyn Grimes, a married couple, ("Grantee"); and

WHEREAS, by inadvertence and mutual mistake, the Warranty Deed contained an error in that Donna Lee Siple signed as Attorney-in Fact for Samuel Damron Siple as Trustee of the Samuel Damron Siple, Revocable Trust. The Warranty Deed should have reflected that Samuel Damron Siple signed as Trustee of the Samuel Damron Siple, Revocable Trust. The Warranty Deed also contained an error as to the interest being conveyed to the Grantees by the Grantors.

WHEREAS, the Grantee has requested the Grantor to correct said error and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, Samuel Damron Siple, Trustee of the Samuel Damron Siple Revocable Trust, as to a one-half interest and Donna Lee Siple, Trustee of the Donna Lee Siple Revocable Trust, as to a one-half interest, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantee, Charles Christopher Brazell and John Dustyn Grimes, a married couple, their heirs, successors and assigns, a certain tract of land in Williamson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No 175, on the FINAL PLAT OF PHASE ELEVEN, SECTION ONE, BRANDYWINE POINTE, (a Planned Unit Development) of record in Plat Book 9700, Page 148, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided on said deed of record in Instrument No. 20210825-0114653, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect Grantor, as fully and effectively as if the entire instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said party hereto has hereunto set their signature on this the 18th day of April, 2025.

The Samuel Damron Siple Revocable Trust

Samuel Damron Siple, Trustee

BY: Samuel Damron Siple, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Samuel Damron Siple, Trustee of the Samuel Damron Siple Revocable Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal on this the 18th day of April, 2025.

Kim Rogers
Notary Public

My commission expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

The Donna Lee Siple Revocable Trust

Donna Lee Siple, Trustee

BY: Donna Lee Siple, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donna Lee Siple, Trustee of the Donna Lee Siple Revocable Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal on this the 18th day of April, 2025.

Kim Rogers
Notary Public

My commission expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 April 18, 2025.

Lissa Groom
Affiant
Date: April 18, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18 day of April, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON