Karen Johnson Davidson County
Batch# 1262354 DEEDWARR
04/21/2025 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250421-0030036

*This Instrument Prepared by*:
**ADAM J. BERK, ESQ.**
**ELDER LAW OF NASHVILLE PLC**
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is MONETARY CONSIDERATION in the amount of $0.00

**Ashley Salisbury**, Affiant

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Rodrigo Rivas
**NOTARY PUBLIC**
My Commission Expires: 5/3/2027

# CORRECTIVE DEED

| ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Ashley Salisbury &<br>Rebecca M. Heflin<br>368 Wimpole Drive<br>Nashville, TN 37211 | New Owners | 119 03 0 110 00 |

WHEREAS, Ashley Salisbury, ("Grantor") did execute a Warranty Deed dated February 17, 2025, and recorded on March 6, 2025, in the Register's Office for Davidson County, Tennessee, Instrument No. 20250306-0017099, conveying the following described real estate to Rebecca M. Heflin ("Grantee"), erroneously as sole owner;

WHEREAS, the true intent of the parties was to convey a $100,000.00 interest to Ashley Salisbury and Rebecca M. Heflin, as joint tenants with right of survivorship, and the remaining interest in the property to be held by Ashley Salisbury individually;

WHEREAS, the spouse of Ashley Salisbury, Joshua Tucker Smith, also did not convey his marital interest in the subject property;

NOW, THEREFORE, for the purpose of correcting the errors in the previously recorded deed, and to reflect the true intent of the parties:

WITNESSETH, that we, **Ashley Salisbury and Rebecca M. Heflin ("Grantors")**, FOR MONETARY CONSIDERATION, by these presents do

hereby grant, bargain, sell, and convey unto **Ashley Salisbury and Rebecca M. Heflin ("Grantees")** a $100,000.00 interest as **joint tenants with right of survivorship**, the remaining interest in the property to be continued to be held by Ashley Salisbury, the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 80, on the Plan of Glencliff Estates, Section 5, of record in Plat book 2133, Page 21, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ashley Salisbury from Nannette Bahlinger by Warranty Deed, of record in Instrument No. 20230418-0028369, in the Register's Office of Davidson County, Tennessee, executed April 17, 2023, and recorded April 18, 2023.

Grantees shall own the $100,000.00 share of the property with right of survivorship subject to the following terms and conditions:

Rebecca M. Heflin, in her share of the property, shall have no right to any appreciation or increase in the property's value over time.

Joshua Tucker Smith, spouse of Ashley Salisbury, joins in this signing of this instrument to convey any marital interest he may have in the subject property.

Grantors hereby warrants the title to the premises and will defend the same against all lawful claims whatsoever.

This corrective deed is made solely to correct the manner of ownership as originally intended and does not represent a new or additional conveyance.

This improved property known as 368 Wimpole Drive, Nashville, TN 37211.

Witness my hand this 10th day of April, 2025.

**Ashley Salisbury**, *Grantor*

**Rebecca M. Heflin**, *Grantor*

**Joshua Tucker Smith**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ashley Salisbury**, **Joshua Tucker Smith**, and **Rebecca M. Heflin**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

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

Rodrigo Rivas

**NOTARY PUBLIC**
My Commission Expires: 5/3/2027

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 18th day of April, 2025.

Affiant Signature

4/18/2025
Date

STATE OF Tennessee )

COUNTY OF Davidson )

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

BARBARA J. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

[SEAL]

Notary Public
My Comission Expires: 5/9/26