Karen Johnson Davidson County
Batch# 1270838 DEEDWARR
05/08/2025 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250508-0036181

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00 (Tax Paid on that Warranty Deed of record as Instrument No. 20241030-0083375, RODCTN)

Karen Free
Affiant

Subscribed and sworn to before me, this 8th day of May, 2025.

Jennifer Russell
Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd., #200
Gallatin, TN 37066

CORRECTIVE WARRANTY DEED IN CORRECTION OF INSTRUMENT NO. 20241030-0083375, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JH Investment Company LLC	**New Owner**	**05316001400**
2000 Mallory Lane		
Franklin TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael F. Perry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JH Investment Company LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4, Map of Green Heights, of record in Book 1835, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to JH Investments, LLC, a Tennessee limited liability company by Warranty Deed from Michael F Perry dated October 25, 2024 and recorded October 30, 2024, of record in Instrument No. 20241030-0083375, in the Register's Office of Davidson County, Tennessee.

By way of recital, JH Investments, LLC was incorrectly named as the grantee in the Warranty Deed being corrected. The correct grantee should be JH Investment Company LLC, a Tennessee Limited Liability Company.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 121 Ray Avenue, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 6 day of May, 2025.

Michael F. Perry

Michael F. Perry

STATE OF TENNESSEE

COUNTY OF Robertson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Michael F. Perry,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 6th day of May, 2025.

ROBIN UPCHURCH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Robin Upchurch

Notary Public

My commission expires: 7/20/27

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or 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 5/6/25 (date of document).

Jennifer Russell
Affiant Signature

5/8/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

