Karen Johnson Davidson County
Batch# 1273013 DEEDQC
05/14/2025 01:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250514-0037988

THE INFORMATION CONTAINED HEREIN WAS PROVIDED BY THE GRANTOR AND PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER HAS MADE NO DETERMINATION AS TO THE STATUS OF THE TITLE OR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.

This Instrument Prepared by:
Brandon Griffin, Esq.
Griffin Law Group, PLLC
621 North Spring Street
Sparta, Tennessee 38583

Owner's Name and Tax Card Address:
The Timothy and Virginia Hayes Revocable Living Trust
3780 Hogget Ford Rd.
Hermitage, TN 37076

Map Parcel Number 097 02 0A 672.00

CORRECTION OF QUITCLAIM DEED

WHEREAS, by Quitclaim Deed of record in Instrument Number 20241211-0096247 in the Register's Office for Davidson County, Tennessee, the Grantors herein **TIMOTHY HAYES and VIRGINIA R. HAYES,** conveyed unto Grantee, **THE TIMOTHY AND VIRGINIA ROBINSON REVOCABLE LIVING TRUST**, certain real estate herein; and

WHEREAS, through inadvertence and scrivener's error, the Grantee name was incorrectly listed on the original quitclaim deed. This Deed of Correction is to correct said errors.

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged that We, **TIMOTHY HAYES and VIRGINIA R. HAYES, husband and wife,** hereinafter referred to as "Grantors", do hereby quitclaim, transfer and convey unto **THE TIMOTHY AND VIRGINIA HAYES REVOCABLE LIVING TRUST**, hereinafter referred to as "Grantee", all our right, title and interest in and to this real estate located in the in Davidson County, Tennessee and described as follows:

Land in Davidson Couty, Tennessee, being Lot No. 672 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record: and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be

disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

THE PREVIOUS AND LAST conveyance being a Warranty Deed conveyed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, to **TIMOTHY HAYES and VIRGINIA R. HAYES, husband and wife** recorded in Instrument No. 20180110-0003139- in Register Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever.

They covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

They further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 12th day of May, 2025.

Timothy Hayes
TIMOTHY HAYES

Virginia R. Hayes
VIRGINIA R. HAYES

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TIMOTHY HAYES and VIRGINIA R. HAYES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

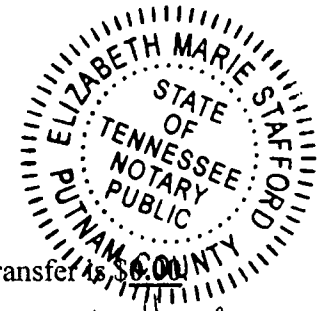
WITNESS MY HAND and official seal on the 12th day of May 2025.

Elizabeth Marie Stafford
NOTARY PUBLIC

My Commission Expires: 03/21/2028

ELIZABETH MARIE STAFFORD
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

OATH OF CONSIDERATION



STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00

Timothy & Virginia R. Hayes
Affiant

Subscribed and sworn to before me this the 12th day of May, 2025.

Elizabeth Marie Stafford
NOTARY PUBLIC

My commission expires: 03/21/2028

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.

Certificate of Authenticity

I, Laurie O'Shea, 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 5/12/2025.

Date

Laurie O'Shea

Affiant Signature

5/12/2025

Date

ELIZABETH MARIE STAFFORD
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of May, 2025.

Elizabeth Marie Stafford

Notary's Signature

My Commission Expires: 03/21/2028

Date

Notary's Seal (if on paper)