The indebtedness tax on this instrument was paid at the time of recording the *Substitute Trustee's Deed* at Instrument No 20250505-0034364, Davidson County Register of Deeds Office

Prepared by and Returnable to:
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P.O. Box 121616
Nashville, Tennesse
615-869-0634

Karen Johnson
Batch # 1273548
05/15/2025 11 16 20 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDTRS
3 pgs

20250515-0038300

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Studio Bank **124 12th Avenue South, Suite 400** **Nashville, Tennessee 37203**	**New Owner**	**103-01-0-114.00** **103-01-0-182.00**

CORRECTED SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by *Substitute Trustee's Deed* dated April 22, 2025, of record at Instrument 20250505-0034364, Register's Office for Davidson County, Tennessee, ("Trustee's Deed"), David M. Anthony, in his capacity as Substitute Trustee and not individually ("Substitute Trustee") conveyed to Studio Bank ("Grantee"), its successors and assigns, the title and interest that Substitute Trustee had the right to sell and convey under the *Deed of Trust* dated March 23, 2022, of record at Instrument 20220328-0035692, Register's Office for Davidson County, Tennessee, ("Deed of Trust"), executed by Taylormade Contracting LLC ("Grantor"), to pledge certain Property, as hereinafter described, located in Davidson County Register of Deeds; and

WHEREAS, following the recordation of the Trustee's Deed, it was discovered that, while the Trustee's Deed contained the correct original property description, the description did not reflect the updated description of the Property after it had been subdivided into two lots in 2022; and

WHEREAS, Substitute Trustee wishes to correct and amend the description of the Property described in the Trustee's Deed so that the Trustee's Deed accurately reflects the description of the real estate conveyed by the Substitute Trustee to the Grantee in the Trustee's Deed and to remove any question as to the description of the real estate intended to be conveyed by each instrument.

NOW, THEREFORE, in consideration of the premises and the Purchase Price paid by the Grantee as set forth in the Trustee's Deed, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and to amend and correct the Deed of Trust and Trustee's Deed to accurately describe the Property conveyed by the instrument, the Substitute Trustee would show that the correct description of the Property purchased by the Grantee and conveyed by Substitute Trustee to the Grantee in the Trustee's Deed is the following Property located in Davidson County, Tennessee, and is described as follows (the "Property"):

Legal Description: The real property is described in the Deed of Trust at Instrument 20220328-0035692, Register's Office for Davidson County, Tennessee.

Original Description (Prior to Subdivision): Being Lot No. 14, in Section 5, plat showing the division of the John B. Cowden property dated 5-24-47 by Norris H. Hickerson, Surveyor, not of record, described from a copy of said plat as follows:

Beginning on the Northwest corner of the intersection of Cowden Ave. with the South branch of Hill Circle and running N 74-25 E 148.2 ft. with the North boundary of Hill Circle to a stone in this boundary; thence N 6-30W 146.5 ft. to a stone on top of the hill, the common corner of Lots 13, 14 and 15; thence S 56-45 W 211.5 ft. to a stone in the East boundary of Cowden Ave.; thence S 35 E with this boundary 79 ft. to the beginning, being Lot No. 14 in Section V of the Cowden sub-division.

Current Description of Same Property (After Subdivision): The above property in Davidson County, Tennessee, was subdivided and is now known as Lot 1 and Lot 2 on that *Final Plat Re-Subdivison of Lot # 14 of The John Cowden Subdivision*, of record at Instrument No. 20230822-0065692, Davidson County Register of Deeds, to which Plan reference is hereby made for a more complete description.

All is the same property conveyed to Taylormade Contracting LLC by *Warranty Deed* recorded at Instrument No. 20220328-0035691, Register's Office for said County.

Map/Parcel Nos: 103-01-0-114.00 and 103-01-0-182.00

The street address of the property is believed to be 222 Marcia Ave, Nashville, Tennessee 37209 and 0 Hill Circle, Nashville, Tennessee 37209, but such addresses are not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control. The Legal Description is derived from the map of record, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

As stated in the original Trustee's Deed, Substitute Trustee has transferred and conveyed to the Grantee, its successors and assigns, the title and interest that the Substitute Trustee had the right to sell and convey in and to the Property under the Deed of Trust. To have and to hold the said Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, and assigns forever.

The Substitute Trustee affirms the prior covenant with the said Grantee that he is lawfully seized and possessed of said Property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said Property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that an accurate survey of the Property might disclose.

The Substitute Trustee, as Substitute Trustee and not Individually, further affirms his prior covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said Property to the Grantee, its successors and assigns, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject Property than he received as Substitute Trustee and that, as Substitute Trustee, he has the right under the Deed of Trust to sell and convey.

This Property was sold AS IS, WHERE IS AND WITH ALL FAULTS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY WAS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS my hand this 15th day of May, 2025.

David M. Anthony, Successor Trustee,
and not Individually

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this county, David M. Anthony, Successor Trustee and not individually, the within named bargainor, with whom I am personally acquainted (or 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, at office this 15th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 3/21/2026

