Karen Johnson Davidson County
Batch# 1278703 DEEDWARR
05/29/2025 11:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250529-0042153

THIS INSTRUMENT PREPARED BY:
John W Bishop
Carney Title, LLC
400 Overbeck Lane
Nashville, TN 37204

Maximum Principal Indebtedness for Tennessee recording tax purposes is $ 0.00.

DEED OF CORRECTION

To correct a certain Warranty Deed of record as Instrument No. 20220826-0096767 and Scrivener's Affidavit of record as Instrument No. 20221024-0115368, in the Register's Office for Davidson County, Tennessee

WHEREAS by Warranty Deed dated August 24, 2022, and recorded as Instrument No. 20220826-0096767, in the Register's Office for Davidson County, Tennessee ("Prior Deed"), Ryan Long and Jordan Long, husband and wife, collectively as Grantor, conveyed to Clyde L. Brown, a widow, as Grantee, certain real property having an address of 565 Moore Avenue, Nashville, Tennessee 37203, located in Davidson County, Tennessee, more particularly described in said Prior Deed; and,

WHEREAS by a Scrivener's Affidavit dated October 20, 2022, and recorded as Instrument No. 20221024-0015368, in the Register's Office for Davidson County, Tennessee ("Affidavit"), Diane March as an Affiant acting on behalf of Carney Title, LLC, attempted to correct the legal description of the Prior Deed; and,

WHEREAS, the legal description of the property conveyed in the Prior Deed incorrectly described the property as:

> Land in Davidson County, Tennessee, being the westerly half of Lot No. 42 on the Plan of the Moore Lands, in the 6th, formerly the 9th Civil District of said County, of record in Deed Book 137, Page 91, in the Register's Office for Davidson County, Tennessee.
>
> Said westerly half of Lot No. 42 fronts 50 feet on the southerly side of Moore Avenue, and runs back between parallel lines 148-1/4 feet, more or less, to an alley shown on the plan of lots recorded in Book 161, page 70, said Register's Office.

; and,

WHEREAS, the legal description of the property in the Affidavit incorrectly described the property as:

BEING Unit A, Homes at 565 Moore Avenue, per Declaration of Covenants, Conditions and Restrictions for Homes at 565 Moore Avenue, in Instrument No. 20210121-0008997, in the Register's office for Davidson County, Tennessee.

; and,

WHEREAS, the parties desire to amend the legal description of the property conveyed by the Prior Deed and Affidavit, and clarify the responsible party and address for property tax bills; and,

WHEREAS, the said Clyde L. Brown having since died testate on March 2, 2024, and by his Last Will and Testament of record in Docket No. 24P834 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, appointed Jessica L. Rich to serve as the sole Executrix of his estate, and devised the subject property solely to the said Jessica L. Rich;

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Ryan Long and Jordan Long (collectively the "Grantor") and Jessica L. Rich (the "Grantee") agree to amend the Prior Deed as follows:

1. The property being conveyed is:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 565 Moore Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20210121-0008997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Commonly referred to as: **565 Moore Ave., Nashville, TN 37203**
Map/Parcel ID: **105 07 2N 001.00-CO**

AND

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 565 Moore Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20210121-0008997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Commonly referred to as: **1604 Martin St., Nashville, TN 37203**
Map/Parcel ID: **105 07 2N 002.00-CO**

2. Address new owner as follows, and send tax bills to:
Jessica L. Rich
708 Lynnbrook Road
Nashville, TN 37215

3. Except as specifically modified or amended herein, all terms and provisions of the Prior Deed shall continue and remain in full force and effect.

IN WITNESS WHEREOF, the Grantor has executed this Deed of Correction to be effective as of May 29, 2025.

Ryan Long

Jordan Long

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Long and Jordan Long, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2025.

Notary Public

My Commission Expires: _____

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

IN WITNESS WHEREOF, the Grantee has executed this Deed of Correction to be effective as of May 27, 2025.

Jessica L. Rich

Jessica L. Rich

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica L. Rich the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27 day of May, 2025.

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

My Commission Expires: _____

True Copy Certification

I, John W. Bishop, 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 this the 29 day of May, 2025.

Affiant Signature
Date 5/29/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026