SEND TAX BILLS TO:

Ilolo Partners LLC
109 International Dr. #101
Franklin TN 37076

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave, Ste. B
Lebanon, TN 37087

FILE NO: 23-417

Map & Parcel:
070-04-0-135 &
070-04-0-136

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1289245 DEEDWARR
06/24/2025 12:28:30 PM 21 pgs
Fees: $107.00 Taxes: $0.00
20250624-0049668

DEED OF CORRECTION

WHEREAS, **Katherine Ezell, an unmarried woman, by and through her power of attorney Charles Dillard**, has heretofore executed to **Ilolo Partners, LLC, a Tennessee Limited Liability Company,** a certain warranty deed of record in instrument number **20240124-0004776,** Register's Office for Davidson County, Tennessee; and,

WHEREAS, said deed only included Lots 29 & 30.

WHEREAS, by mutual mistake, said Deed contained an incorrect legal description and neglected to include **Lot 31**.

WHEARAS, Katherine Ezell passed away on 10/30/24. Her interest in Lot 31 was inherited by her heirs of laws listed in the affidavit of heirship of record in instrument number, **20250411-**

0027361, Register's Office for Davidson County, Tennessee

NOW, THEREFORE, for and in consideration of the sum of One Dollars ($1.00), cash in hand paid, and for the purpose of correcting the error, **the heirs of Katherine Ezell,** do hereby transfer and convey unto **Ilolo Partners, LLC, a Tennessee Limited Liability Company**, its heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 10th Civil District of Davidson County, Tennessee, bound and described as follows:

> Land in Davidson County, Tennessee, being **Lot Nos. 29, 30 and 31** on the map of J.B. Haynie's Dewey Heights Subdivision, as of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee. Said Lot 31 fronts 50 feet on the Southerly side of Ilola Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Katherine Ezell, her heirs and assigns by Quit Claim Deed from Katherine Ezell and Wynn Flaming, as to the first part and Robert Greene, Trustee as to the second part of record as Instrument No. 20210917-0125571 in the Register's Office for Davidson County, Tennessee, dated September 9, 2021 and recorded on September 17, 2021; and being the same property conveyed to Fred Ezell and wife, Katherine Ezell by Warranty Deed from Samuel R. Moore, a single man dated March 31, 2000 and recorded on April 18, 2000 of record as Instrument No. 200004180038688, in the Register's Office of Davidson County, Tennessee. The said Fred Ezell died on May 08, 2008.
>
> Being Parcel No. **070-04-0-136** (combined lots 29 and 30) and Parcel No. **070-04-0-135** (Lot 31).
>
> Being also known as 2308 Ilolo Street, Nashville, TN 37207 and 2310 Ilolo St, Nashville, TN 37207

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **Ilolo Partners, LLC, a Tennessee Limited Liability Company**, its heirs and assigns, in fee simple, forever.

WE COVENANT with said **Ilolo Partners, LLC, a Tennessee Limited Liability Company** that we are lawfully seized and possessed of said property; that we have a good and

lawful right to make this conveyance; that the same is free, clear and unencumbered; and that we will forever warrant and defend the title thereto against the lawful claims of all person whomsoever.

WITNESS this 19th day of June, 2025

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Signatures on Subsequent Pages

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Signatures on Subsequent Pages

Charles Dillard

STATE OF Georgia
COUNTY OF Columbia

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Charles Dillard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 24 day of Jan, 2025.

NOTARY PUBLIC

My commission expires: 8/21/2028

OFFICIAL SEAL
MISTY HANLEY
NOTARY PUBLIC-GEORGIA
COLUMBIA COUNTY
MY COMM. EXPIRES 8/21/2028

Willie Evon Dillard

Willie Evon Dillard

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Willie Evon Dillard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 7 day of March, 2025.

NOTARY PUBLIC

My commission expires: 7-19-2025

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Michael Dillard

Michael Dillard

STATE OF Tennessee
COUNTY OF Cannon

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Michael Dillard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 11 day of March, 2025.

Brianna Crane
NOTARY PUBLIC

My commission expires: 8/15/26

BRIAN CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Mitchell Dillard

Mitchell Dillard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Mitchell Dillard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 13 day of March, 2025.

Alyssa Dietrich

NOTARY PUBLIC

My commission expires: August 15 2026

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Clarence Brandon

Clarence Brandon

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Clarence Brandon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 12th day of May, 2025.

NOTARY PUBLIC

My commission expires: 4/24/26



Leroy Brandon

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Leroy Brandon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 14th day of January, 2025.

HILARY CIERNIA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires: My Commission Expires:05/18/2025

Larry Brandon

STATE OF TN
COUNTY OF Cannon

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Larry Brandon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 7th day of March, 2025.

NOTARY PUBLIC

My commission expires: 12/28/28

SHELBY FORST
TENNESSEE NOTARY PUBLIC
COUNTY OF CANNON

Ronnie Burney

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Ronnie Burney** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 13 day of February, 2025.

NOTARY PUBLIC

My commission expires: 6/20/2027

DANIELLE DENMON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Rodney Brandon

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Rodney Brandon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 15th day of May, 2025.

NOTARY PUBLIC

My commission expires: Nov. 30 2027

GLADYS VIVIANA HEATH
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2027
COMMISSION # 7603551

Alice Brandon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Alice Brandon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 16 day of May, 2025.

NOTARY PUBLIC

My commission expires: 10-4-2027

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Jeffrey Brown

Jeffrey Brown

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Jeffrey Brown** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 13 day of June, 2025.

Tammara Alexander
NOTARY PUBLIC

My commission expires: Jan. 8, 2027



Angela Brown

STATE OF Georgia
COUNTY OF Henry

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Angela Brown** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 4 day of April, 2025.

NOTARY PUBLIC

My commission expires: 09-22-2028

C J Theophile
NOTARY PUBLIC
Henry County, Georgia
My Commission Expires 09/22/2028

Elizabeth A. Wade

Elizabeth Ann Wade

STATE OF TN
COUNTY OF Davidson

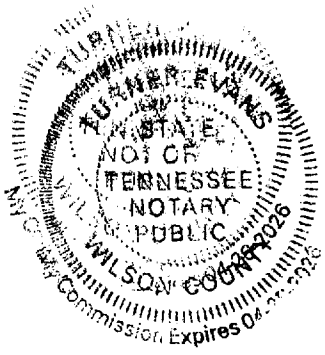
Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Elizabeth Ann Wade** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 6th day of June, 2025.

NOTARY PUBLIC

My commission expires: 4/29/29





Avis Brown

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Avis Brown** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 19th day of June, 2025.

NOTARY PUBLIC

My commission expires: 4/26/26

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026

Dineen Brown

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Dineen Brown** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 1st day of May, 2025.

NOTARY PUBLIC

My commission expires: 4/26/26

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 19, 2025.

Affiant Signature

June 19th, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 19th day of June, 2025.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

