THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
MAGNOLIA TITLE & ESCROW, INC.
1104 Fatherland St.
Nashville, TN 37206

INSTRUMENT FOR CORRECTION OF WARRANTY DEED

Karen Johnson Davidson County
Batch# 1290473 DEEDWARR
06/26/2025 11:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250626-0050394

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Transfer tax previously paid in Instrument No. 20250618-0047975, Register's Office for Davidson County, TN.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2025.

NOTARY PUBLIC

My commission expires: 1/30/27

CHRISTEN T. RABE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY RYAN MCDONALD 109A Rayon Dr Old Hickory, TN 37138	Same as new owner	044050N00100CO

WHEREAS by Warranty Deed of record in Instrument No. 20250618-0047975, Register's Office for Davidson County, Tennessee, **SKYLINE DEVELOPMENT, LLC, a Tennessee Limited Liability Company, ("GRANTOR")** conveyed the property described therein to **JEFFREY RYAN MCDONALD, an unmarried man ("GRANTEE");** and

WHEREAS, by inadvertence, typographical error and mutual mistake, said deed conveyed the too much property to Grantee; and

NOW, THEREFORE, in order to correct said conveyance, this Instrument for Correction is made, and **SKYLINE DEVELOPMENT, LLC, a Tennessee Limited Liability Company**, for the consideration expressed in said former deed, has bargained and sold and by these presents does hereby transfer and convey unto the Grantee, **JEFFREY RYAN MCDONALD, an unmarried man,** his heirs and assigns that certain tract of land which is hereby agreed and understood that the legal description is to be correctly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes At 109 Rayon Drive, a Horizontal Property Regime with Private Elements of record in the Declaration of Covenants, Conditions and Restriction for Homes At 109 Rayon Drive a Horizontal Property Regime with Private Elements as of record in Instrument No. 20240507-0033681 in the Register's Office for Davidson County, Tennessee to which reference is here by made. The easements, restrictive covenants, conditions and regulations imposed upon the relating units, property, co-owners and tenants of Homes At 109 Rayon Drive a Horizontal Property Regime with Private Elements of record in said Declaration plat filed as "Exhibit "B" to said Declaration appearing in Instrument No. 20240507-0033681 and Bylaws appended thereto as "Exhibit "C" , said register's office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being part of the same property conveyed to Skyline Development, LLC by Warranty deed from Dianne K Hamilton and Mark Hamilton, wife and husband of record in Instrument No. 20240507-0033527 Register's Office for Davidson County, Tennessee, dated 5/6/2024 and recorded on 5/7/2024. (Value of consideration shown in aforementioned deed $145,000.00.)

This property is also known as 109A Rayon Drive A Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, in the fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Deed of record in Instrument No. 20250618-0047975, Register's Office for Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. 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.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 26th day of June, 2025.

SKYLINE DEVELOPMENT, LLC, Grantor

By: _____
Allan Smith, Managing Member

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Allan Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Skyline Development, LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing on behalf of Skyline Development, LLC, as its Managing Member.

WITNESS my hand and official seal this 26th day of June, 2025.

_____
Notary Public

My Commission Expires: 1/24/28

JEFFREY RYAN MCDONALD, Grantee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Jeffrey Ryan McDonald, 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 the 26th day of June, 2025.

Notary Public

My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I Adde Dilworth, 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 **June 26, 2025**.

Date

Affiant Signature **06/26/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **26th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)