Karen Johnson Davidson County
Batch# 1295852 DEEDWARR
07/10/2025 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250710-0054471

STATE OF Texas)
COUNTY OF Brazoria)

TRANSFER TAX PAID IN FULL AT INSTRUMENT NO. 20250205-0008901

M&P No. 116-03-0A-053.00-CO

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0.00

Byron Scott Middendorf

AFFIANT

Sworn to and subscribed before me this 27th day of June, 2025.

NOTARY PUBLIC

My commission expires: 11/06/2028

Address of New Owner:
Byron Scott Middendorf
4505 Harding Pike, 31W
Nashville, TN 37205
Send Tax Notices To:
New Owner

Tyrrell J Cherry
ID NUMBER
132769360
COMMISSION EXPIRES
November 6, 2028

Electronically signed and notarized online using the Proof platform.

WARRANTY DEED OF CORRECTION

On January 31, 2025, Woods K. Wellborn executed a Warranty Deed (hereinafter, the "Warranty Deed") conveying the real property described below to Byron Scott Middendorf, hereinafter referred to as Grantee, said Warranty Deed having been recorded on February 5, 2025, as Instrument No. 20250205-0008901, in the Register's Office for Davidson County, Tennessee.

Due to mistake and inadvertence, the Warranty Deed's legal description contained errors that require correction, including but not limited to the **failure to reference the instruments of record that created the horizontal property regime of which the subject property is a part, and the unnecessary description of the property that includes the entire condominium development.**

And,

Grantor desires to and does hereby correct the said error in the subject Warranty Deed by executing this Deed of Correction in proper form, as set out below. All terms and conditions of the said Warranty Deed not inconsistent with the corrections made herein remain in full force and effect.

WHEREAS, for and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Woods K. Wellborn, a single man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Byron Scott Middendorf, a single man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 53E on the Plan of Royal Oaks Tower, Condominium Apartments on the Plan of record in Plat Book 4460, Page 189, in the Register's Office for Davidson County, Tennessee, and all interests appurtenant thereto, to which Plan reference is hereby made for a more complete description of the property and as established by Horizontal Property Regime filed in Book 4710, Page 901, Register's Office for Davidson County, Tennessee and as amended in Book 4798, Page 813 and as further amended in Instrument No. 20070124-0009971, Instrument No. 20200311-0027456 and Instrument No. 20200820-0094307, said Register's Office.
>
> Being a portion of the same property conveyed to Woods K. Wellborn by Warranty Deed from Terence N. Fails, Jr. of record in Instrument No. 20051102-0132694 Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded on November 2, 2005. Scriveners Affidavit of record in Instrument No. 20080513-0049051, Register's Office for Davidson County, Tennessee.

The Parking Spaces #2 and #3 of said project that were included in said prior conveyance are excluded from the current conveyance.

This conveyance is subject to (a) all easements, restrictive covenants and conditions, and other matters of record, including all matters set out on any applicable plat of record; (b) all matters referenced in the Horizontal Property Regime and by-laws, as amended; and (c) all applicable government and/or zoning regulations; (d) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 4505 Harding Pike 53E, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 Woods K. Wellborn and Byron Scott Middendorf have hereunto set their signature, on this, the 7 day of ~~June~~ cb July 2025.

Woods K. Wellborn
WOODS K. WELLBORN
(Grantor)

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Woods K. Wellborn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 7 day of ~~June~~ cb July 2025.

My commission expires: 2·22·2026

Cory Ann Schuyler
NOTARY PUBLIC

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Byron Scott Middendorf

BYRON SCOTT MIDDENDORF
(Grantee)

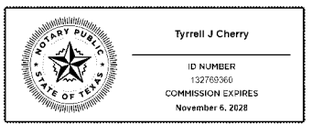
STATE OF Texas)
COUNTY OF Brazoria)

Personally appeared before me, through the use of audio visual communication, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Byron Scott Middendorf, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 27th day of June, 2025.

My commission expires: 11/06/2028

NOTARY PUBLIC



Electronically signed and notarized online using the Proof platform.

This Instrument Prepared By and Return to:

Tennessee Title Services LLC
101 Springhouse Court S-202
Hendersonville, TN 37075
File: H-25-250

Certificate of Authenticity

I, Joshua A. Terry, 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 6/27/2025 & 7/7/2025.

Affiant Signature – Joshua A. Terry

07/09/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 07/09/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27