This Instrument Was Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
File No. CH2025-039

Karen Johnson Davidson County
Batch# 1302890 DEEDWARR
07/28/2025 11:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250728-0059369

M&P: 043-10-0-089.00
NEW OWNER & SEND TAX BILLS TO: Lever Realty, LLC, 102 Gilbert Valley Drive, Lebanon, TN 37090

DEED OF CORRECTION

WHEREAS, by a Warranty Deed of record in Instrument No. 20250331-0023904, Register's Office for Davidson County, Tennessee, **SANDRA C. RUSH, ADMINISTRATOR** ("Grantor") conveyed a certain tract of land in Rutherford County, Tennessee, to **LEVER REALTY, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY** ("Grantee"); and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the name of the GRANTOR. The GRANTOR should have been the following:
SANDRA C. RUSH, PERSONAL REPRESENTATIVE OF THE ESTATE OF KATHLEEN O. BARBER

WHEREAS, said Warranty Deed also contained an error in the derivation, signature block and the notary acknowledgment of the Grantor of the real estate intended to be conveyed which was therein described as follows:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Madison Park, Section 8, as of record in Book 4300, Page 117, Register's Office for said County. Said Lot No. 248 fronts 65 feet on the South side of Becklea Drive and runs back 140.2 feet on the east line and 140.0 feet on the West line to a deadline in the rear, on which it measures 65 feet.

Being the same property conveyed to Larry Barber and wife, Kathy Barber by Warranty Deed from John H. O' Brien and wife Doris W. O'Brien of record in Book 5173, page 666, Register's Office for Davidson County, Tennessee, dated July 12, 1977. The said person Kathy Barber aka Kathleen O. Barber died on November 21, 2022. Sandra C. Rush is the heir at law of the decedent pursuit to the Probate of record in the Seventh Circuit Court for Davidson County, Tennessee in Case # 22P2383.

WHEREAS, the Grantor has requested to correct the said errors herein.

NOW, THEREFORE, the Grantor, **SANDRA C. RUSH, PERSONAL REPRESENTATIVE OF THE ESTATE OF KATHLEEN O. BARBER**, for the purpose of correcting said error and in consideration of the sum of No/100 ($00.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantee **LEVER REALTY, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY,** a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Madison Park, Section 8, as of record in Book 4300, Page 117, Register's Office for said County. Said Lot No. 248 fronts 65 feet on the South side of Becklea Drive and runs back 140.2 feet on the east line and 140.0 feet on the West line to a deadline in the rear, on which it measures 65 feet.

Being the same property conveyed to Larry Barber and wife, Kathy Barber by Warranty Deed from John H. O' Brien and wife Doris W. O'Brien of record in Book 5173, page 666, Register's Office for Davidson County, Tennessee, dated July 12, 1977. Also being the same property conveyed to Kathleen Owens Barber by Order from Larry Barber recorded October 11, 1978 of

record in Book 5347, Page 486, Register's Office for Davidson County, Tennessee. The said Kathy Barber was also known as Kathleen O. Barber and as Kathleen Owens Barber died on November 21, 2022. Sandra C. Rush is the heir at law of the decedent pursuit to the Probate of record in the Seventh Circuit Court for Davidson County, Tennessee in Case # 22P2383.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Warranty Deed of record in Instrument No. 20250331-0023904, Register Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect signature block and notary acknowledgment, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct information, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said party hereto have hereunto set her signature on this 25th day of July, 2025.

THE ESTATE OF KATHLEEN O. BARBER

SANDRA C. RUSH, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Sandra C. Rush,** with whom I am personally acquainted (or proved tobe on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Personal Representative** of the **Estate of Kathleen O. Barber** the within named bargainor, and that she as **Personal Representative**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **Personal Representative** of the **Estate of Kathleen O. Barber**.

WITNESS my hand, at office, this 25th day of July, 2025.

Notary Public

My Commission Expires: _____

My Commission Expires 10/4/27

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2024.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC
Pamela B Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

Certificate of Authenticity

I, Pamela Matheney, 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 7/28/25.

Date

Pamela Matheney
Affiant Signature

7/28/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON