Karen Johnson Davidson County
Batch # 1304402 DEEDQC
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Fees: $22.00 Taxes: $0.00
20250801-0061074

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
229 West Main Street
Lebanon, TN 37087

DEED OF CORRECTION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Brady Crews 704 Jaywood Drive Old Hickory, TN 37138	Same	Map & Parcel: 063 16 0B 048.00

THE PURPOSE OF THIS DEED OF CORRECTION IS TO CORRECT THE GRANTOR AND PROPERTY DESCRIPTION IN THE DEED OF RECORD IN INSTRUMENT NUMBER 20180517-0047385 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR AND IN CONSIDERATION of the sum of one and 0/100 ($1.00) dollar, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Sandra S. McDowell, Trustee of the McDowell Trust (hereinafter "Grantor"), does assign, transfer, convey and quitclaim unto Sandra S. McDowell, Grantee, a life estate interest in all rights, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, and then upon Sandra S. McDowell's death or absence from the property for at least six months at a time, Grantor does assign, transfer, convey and quitclaim unto Brady Crews, Grantee, an undivided interest in all rights, title and interest in certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 82 on the plan of Hampton Park (formerly Chitwood Downs- a Planned Unit Development), of record in Plat book 6900, Page 550-552 and corrected in Plat Book 7462, Page 445, Plat Book 8110, Page 401 and Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jean T. Eldridge, a married person, by Warranty Deed from Henry Jernigan and wife, Elizabeth Jernigan, dated January 22, 2008, and of record in Instrument No. 20080219-0015839, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sandra S. McDowell, by Warranty Deed from Norman L. Eldridge and wife, Jean T. Eldridge, dated September 20, 2016 and record in Instrument No. 20160922-0099853, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The McDowell Trust dated June 7, 2011 from Sandra S. McDowell, unmarried, dated January 11, 2017 and recorded in Instrument No. 20170113-0004310, of the Register's Office for Davidson County, Tennessee.

This is improved property located at 704 Jaywood Drive, Old Hickory, TN 37138

Grantee, Sandra S. McDowell, hereby retains a life estate interest for her life in the above-described real property.

Grantee, Brady Crews, subject to the life estate, shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

TO HAVE AND TO HOLD said property, subject to the life estate, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs, successors and assigns, in fee simple, forever.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

Grantor, Sandra S. McDowell, Trustee of the McDowell Trust dated June 7, 2011; Grantee, Sandra S. McDowell, in her individual capacity; and Grantee, Brady Crews, joins in this conveyance for purposes of consenting to the corrections to the previous deed as set forth herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE.

WITNESS MY SIGNATURE hereto this 31st day of July 2025.

Sandra S. McDowell

SANDRA S. MCDOWELL
Trustee of the McDowell Trust

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Grantor, SANDRA S. MCDOWELL, Trustee of the McDowell Trust dated June 7, 2011, 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 31st day of July 2025.

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 11-08-2028

WITNESS MY SIGNATURE hereto this 31st day of July 2025.

Sandra S. McDowell

SANDRA S. MCDOWELL
Grantee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Grantee, Sandra S. McDowell, 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 31st day of July 2025.

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 11-08-2028

WITNESS MY SIGNATURE hereto this 31st day of July 2025.

BRADY CREWS
Grantee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Grantee, Brady Crews, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of July 2025.

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 11-08-2028