Karen Johnson Davidson County
Batch# 1306359 DEEDQC
08/06/2025 10:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250806-0062389

THIS INSTRUMENT PREPARED BY:

ALICE M. BOHANNON
Mobley & Gontarek, PLLC
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PATRICE WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

SVP
AFFIANT

Subscribed and sworn to before me this 4th **day of August, 2025.**

Patrice Whitaker
Notary Public

My Commission Expires: 11. 3. 2025

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Trustee of the Claudia A. Hazatone Living Trust 545 Cold Stream Place Nashville, TN 37221	-SAME-	155 07 0A 046.00

DEED OF CORRECTION

Explanation of Correction:

A certain deed recorded in the Register's Office for Davidson County, Tennessee, contained an error in the transferee's name that needs to be corrected, to wit:

1. **The Deed in need of correction is described below**:

A quitclaim deed recorded on December 29, 2009, from Claudia A. Hazatone, as Grantor, to **Claudia A. Hazatone Living Trust Revocable Living Trust, heirs and assigns,** as Grantee, of record in Instrument No. 20091229-0117975 in the Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

The Parcel known as 545 Cold Stream Place, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map and parcel no. 155 07 0A 046.00, was conveyed to Claudia A. Hazatone Living Trust Revocable Living Trust, heirs and assigns.

The corrected transferee's name should be the **Trustee of the Claudia A. Hazatone Living Trust dated March 20, 2001, its successors in trust and assigns.**

Additionally, since the Deed in need of correction was recorded, the original transferor, Claudia A. Hazatone, died on August 26, 2024, and Pinnacle Bank was duly appointed as the Executor of the Estate of Claudia A. Hazatone under docket no. 24P-1977 in the Seventh Circuit Court (Probate Division) in Davidson County, Tennessee. Therefore, Pinnacle Bank as Executor of the Estate of Claudia A. Hazatone will be executing this deed of correction as the transferor.

Corrected Deed of Conveyance

KNOW ALL PERSONS by these presents that the following persons:

Pinnacle Bank, Executor of the Estate Claudia A. Hazatone, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises and quitclaims to the Trustee of the Claudia A. Hazatone Living Trust dated March 20, 2001, and to its successors in trust and assigns, with full power to sell, transfer, mortgage and convey, all of the right, title and interest of the above-named Transferor in and to the following parcel of land in the State of Tennessee:

545 Cold Stream Place, Nashville **Map & Parcel 155 07 0A 046.00**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57, on the Plan of

Revision No. 1, Final Plat of Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green), as of record in Book 9700, Page 390, and Revised in Book 9700, Page 784, Register's Office for Davison County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to French River Development Company, LLC, a Tennessee Limited Liability Company, by deed from Poplar Creek Development Co., of record in Instrument No. 20030513-0064545, Register's Office for said County.

Being the same property conveyed to Claudia A. Hazatone by deed from French River Development Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20040427-0047396, Register's Office for said County.

Said property is also known as 545 Cold Stream Place, Nashville, Tennessee.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 4th day of August, 2025.

Pinnacle Bank, Executor of the Estate of Claudia A. Hazatone, deceased

By: _____
Signature

Lee Horn, Sr. Vice President
Print Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Horn, SVP, as representative of **Pinnacle Bank, a Nashville, Tennessee bank, Executor,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of August, 2025.

Patrice Whitaker
Notary Public

My Commission Expires: 11-3-2025

PATRICE WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8/4/2025.

Affiant Signature

8/5/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY