This Instrument Prepared by: Shawn Rogers and Stephanie Rogers, 3309 Doverside Drive, Nashville, TN 37207

CORRECTED QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anna D. Watts, as surviving tenant by the entirety,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephanie Rogers and Shawn Rogers, a married couple,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 659 ON THE PLAN OF PARKWOOD ESTATES, SECTION 4, AS OF RECORD IN BOOK 3300, PAGE 80, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Shawn Rogers and Stephanie Rogers, a married couple by Quitclaim Deed dated January 6, 2022, from Charles E. Watts and wife, Anna D. Watts, recorded February 23, 2022, in Instrument Number 20220223-0020381, in the Official Records of Davidson County, Tennessee. Also being the same property conveyed to Charles E. Watts and wife, Anna D. Watts, by Warranty Deed dated November 18, 1988, from Benny Washington, Jr., and wife, Andrea M. Washington, recorded November 22, 1988, in Book 7709, Page 795, said Register's Office. The said Charles E. Watts passed away in 2024, leaving his spouse, Anna D. Watts, surving tenant by entirety.

***This Corrected Quit Claim Deed is being filed to replace the Quit Claim Deed filed February 23, 2022 in Book February 23, 2022, in Instrument No. 20220223-0020381 in Davidson County, Tennessee Recorder's Office. Said Quitclaim Deed of record incorrectly referenced the mortgage as Instrument No. 200006290064 and should have referenced Instrument No. 200606280064190. And to reconvey title to Shawn Rogers and wife, Stephanie Rogers since the original Quitclaim Deed that was filed, the Power of Attorney was not recorded of record and the incorrect notary acknowledgment wasn't used when Quitclaim filed in Instrument number202202230020381 was recorded. ***

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 3309 Doverside Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Karen Johnson Davidson County
Batch# 1316596 DEEDQC
08/29/2025 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250829-0069424

202508290069424

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on the 29th day of August, 2025.

Anna D. Watts

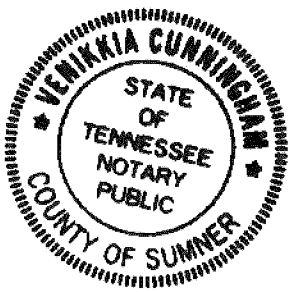
Anna D. Watts

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of August, 2025, before me personally appeared Anna D. Watts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of August, 2025.

Notary Signature
My commission expires: 9/27, 2026



202508290069424

Certificate of Authenticity

I, Tiffany Pollard, 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 August 29, 2025

Affiant Signature

8/29/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of August, 2025_.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

