Karen Johnson Davidson County
Batch# 1328449 DEEDQC
09/30/2025 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250930-0077796

This instrument prepared by Robert J. Notestine, III
217 Pineway Drive, Nashville, TN 37217
Map #136-16-0-008.00

DEED OF CORRECTION

WHEREAS, David Johanson, not married, as GRANTOR did, on or about the 17th day of January, 2025, executed and delivered to Angel Johanson and Stephen Nesbitt, as trustees of The David Alan Johanson Revocable Living Trust, dated January 17, 2025, as GRANTEE, for the consideration therein mentioned, a Quitclaim Deed to certain property situated in Davidson County, Tennessee, and hereinafter more particularly described, which said conveyance is recorded in Instrument No. 20250122-0005027, Register's Office for Davidson County, Tennessee; and,

WHEREAS, in such conveyance, by mistake or inadvertence, the "grantee" was written as:

Angel Johanson and Stephen Nesbitt, as trustees of The David Alan Johanson Revocable Living Trust, dated January 17, 2025

WHEREAS, to prevent difficulties hereafter, it is expedient to correct said error:

NOW, THEREFORE, the said David Johanson, not married, GRANTOR, in consideration of the premises of One ($1.00) dollar to them paid by the said GRANTEE, which is hereby acknowledged, hereby grants, sells and conveys and confirms unto the said David Alan Johanson, as Trustee of The David Alan Johanson Revocable Living Trust, dated January 17, 2025, GRANTEE, his/her heirs and assigns forever, all of the following tract of land situated in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 32A Zone Lot Division of Chelsea of Priest Lake, Section 1-A Lots 32-36 of record in Book 6250, Page 35, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Folkstone Drive, said point being the common corner of Lots 32A and 32B; thence with said margin in an Easterly direction 34.00 feet to a concrete monument and the beginning of a curve; thence around said curve in a Southeasterly direction 39.27 feet to a concrete monument; thence with the common boundary of Lot 32A and a reserved parcel in a Southerly direction 105 feet to the common corner of Lot 32A and a reserved parcel; thence in a Westerly direction 61.15 feet to the common corner of Lots 32A and 32B; thence with the common boundary of Lots 32A and 32B; in a Northerly direction 134.32 feet to the point of beginning.

Being the same property conveyed to David A. Johanson, unmarried, by deed from Jason Vettorel, of record in Instrument No. 20030619-0084720, Register's Office for said County.

This is improved property known as: 3701 Folkstone Drive, Antioch, TN. 37013

Together with all singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To have and to hold the same unto the said David Alan Johanson, as Trustee of The David Alan Johanson Revocable Living Trust, dated January 17, 2025, Grantee, and to his/her heirs and assigns, forever.

This is a correction deed given and accepted as such in substitution for such earlier deed of record in Instrument No. 20250122-0005027, and dated January 17, 2025, and it shall be effectual as of, and retroactive to, such date. However, except as herein corrected, such corrected deed shall remain in full force and effect.

In Witness Whereof the said parties have hereunto set their hands this 29th day of September, 2025.

GRANTOR – DAVID JOHANSON

David Johanson

GRANTEE -

Angel Johanson

Stephen Nesbitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County the within named David Johanson, the within named bargainer, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument (Deed of Correction) for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2025.

My commission expires: 1/24/28

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County the within named Angel Johanson, the within named bargainer, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument (Deed of Correction) for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2025.

My commission expires: 1/24/28

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County the within named Stephen Nesbitt, the within named bargainer, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument (Deed of Correction) for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2025.

My commission expires: 1/24/28

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 29th day of September, 2025.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 September 30, 2025.

(AFFIANT) – Karen Suggs

09/30/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of September, 2025.

My commission expires: 4/24/28

Notary Public

