Karen Johnson
Batch # 1332473
10/10/2025 08 52 38 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDWARR
2 pgs

20251010-0081012

This instrument prepared by:
Martha Brooke Perry
Law Offices of
BALTHROP, PERRY, & NOE, PLLC
102 Boyd Street, PO Box 82

Elizabeth Rachel Eskridge

TO NEW OWNER: John Vincent Richards
Address: 124 Quinn Circle
Nashville, TN 37210

Map/Parcel:
095-10-0-006.00

DEED OF CORRECTION

20250801- 0061044

WHEREAS, by deed of record at **Instrument No. ~~20250802-0061044~~**, Register's Office of Davidson County, Tennessee, Elizabeth Rachel Eskridge as Grantor did convey certain real property as described in said deed to John Vincent as Grantee; and

WHEREAS, said deed contained an error in the name of the Grantee in that the last name of the Grantee, being "Richards," was omitted from said deed, and the parties desire to correct said error.

NOW, THEREFORE, for and in consideration of the premises herein and to correct the deed of record at **Instrument No. 20250801-0061044**, Register's Office of Davidson County, Tennessee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Elizabeth Rachel Eskridge as Grantor, and John Vincent Richards as Grantee, do hereby correct said deed to reflect that the name of the Grantee in same shall be John Vincent Richards.

IN WITNESS WHEREOF, we have caused this instrument to be executed this the 18 day of Sept, 2025.

Elizabeth Rachel Eskridge

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Elizabeth Rachel Eskridge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand this the 18 day of Sept, 2025.

My Commission Expires:_____

NOTARY PUBLIC

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

(Grantee Signature Page to Follow)

Grantee Signature Page to Deed of Correction

John Vincent Richards

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Vincent Richards, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand this the 29 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 9-13-2028

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.