Karen Johnson Davidson County
Batch# 1338149 DEEDQC
10/24/2025 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251024-0084683

Name and Address of New Owner:
Dylan Alldredge
Rufus Alldredge
1444 Janie Avenue
Nashville, TN 37216

This Instrument Prepared By:
(Please Return Document to this Address)
John W. Rodgers, Attorney
Kious, Rodgers, Barger & Sanderson, PLLC
503 North Maple Street
Murfreesboro, Tennessee 37130

Send Tax Statements To:
SAME AS ABOVE

Parcel ID: 07204026800

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

CORRECTION DEED

WHEREAS, by Quitclaim Deed dated February 26, 2025, appearing of record in Instrument Number 20250320-0020681 in the Register's Office for Davidson County, Tennessee (the "Original Deed"), DYLAN ALLDREDGE, married, and RUFUS ALLDREDGE, married, transferred and conveyed to JOHN W. RODGERS, Trustee, and JOHN W. RODGERS, Trustee, transferred and conveyed to DYLAN ALLDREDGE, married, and RUFUS ALLDREDGE, married, that certain parcel or tract of real property located in Davidson County, Tennessee commonly known as 1448 Janie Avenue, Nashville, Tennessee 37216 (the "Property"); and

WHEREAS, the Property was incorrectly described as the property description was based on an unrecorded resubdivision plat;

WHEREAS, the resubdivision plat has now been recorded, and it is the desire of the parties to correct the legal description of the Property so as to accurately describe the Property in accordance with the recorded resubdivision plat.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, and for the purpose of correcting said legal description, the Original Deed in all other respects remaining the same, the undersigned do hereby amend the Original Deed by replacing the legal description set forth in Exhibits A and B of the Original Deed with the following correct legal description, which each Grantor hereby transfers and conveys to each Grantee, their successors and assigns:

> BEING all of Lot 2 as shown on the Final Plat, Resubdivision of Lot 9 & Lot 10, Block E on the Map of Country Club Estates, which Plat appears of record at Instrument Number 20250818-0065559, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dylan Alldredge & Rufus Alldredge as Joint Tenants with Common Law Rights of Survivorship by Nancy Quinn, recorded on December 02, 2016 in Instrument Number 20161202-0126848, in the Register's Office for Davidson County, Tennessee (R.O.D.C.,TN); Also being a portion of the property conveyed to Dylan Alldredge & Rufus Alldredge as Joint Tenants with

Rights of Survivorship by 1 Public Homes, LLC, a Tennessee Limited Liability Company, recorded on December 02, 2016 in Instrument Number 20161202-0126848, in the Register's Office for Davidson County, Tennessee (R.O.D.C.,TN).

All other covenants, terms, and provisions of the Original Deed are affirmed and are incorporated herein by reference.

WITNESS our hands this 17th day of October, 2025.

1ST GRANTOR:

DYLAN ALLDREDGE

RUFUS ALLDREDGE

2ND GRANTOR:

JOHN W. RODGERS, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DYLAN ALLDREDGE**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at ~~office this~~ 17th day of Oct, 2025.

DAVID J. POWER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/8/29

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUFUS ALLDREDGE**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of Oct, 2025.

DAVID J. POWER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/8/29

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN W. RODGERS, Trustee,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of October, 2025.

SUSANNE E. MARLOWE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Susanne E. Marlowe
Notary Public
My Commission Expires: 4.15.28

AFFIDAVIT

I hereby swear or affirm that the actual consideration for these transfers or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this the 23rd day of October, 2025.

SUSANNE E. MARLOWE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Susanne E. Marlowe
Notary Public
My Commission Expires: 4/15/28

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 10/17/25 (date of document).

Affiant Signature

10/23/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of October, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029