Karen Johnson Davidson County
Batch# 1353941 DEEDQC
12/04/2025 02:40:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251204-0096603

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Affiant

Subscribed and sworn to before me this 3rd day of December, 2025.

Notary Public

My Commission Expires:

SARAH CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.
Kevin Montgomery, Trustee P.O. Box 40466 Nashville, Tennessee 37204	-SAME-	091 11 2H 004.00

DEED OF CORRECTION

Explanation of Correction:

A certain deed recorded in the Register's Office for Davidson County, Tennessee, contained an error (consisting of an incorrect Grantor) that needs to be corrected, to wit:

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

Quitclaim Deed recorded on December 2, 2025, from Kevin

Montgomery, Trustee of the 806 51st Avenue North Trust, U/A/D June 6, 2022, as grantor, to Kevin Montgomery, Trustee of the 5011-D Illinois Avenue Trust dated November 20, 2025, as grantee, of record as Instrument No. 20251202-0095453, Register's Office for Davidson County, Tennessee.

2. This deed incorrectly lists Kevin Montgomery, Trustee of the 806 51st Avenue North Trust, U/A/D June 6, 2022, as the Grantor and needs correction.

3. **Matter Needing Correction**:

The Grantor in the Quitclaim Deed of record in Instrument No. 20251202-0095453, Register's Office for Davidson County, Tennessee, should be:

William Kenneth Wade

Corrected Deed of Conveyance

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **William Kenneth Wade**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Kevin Montgomery, Trustee of the 5011-D Illinois Avenue Trust dated November 20, 2025**, hereinafter called the Grantee, and the Grantee's successors and assigns.

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

WITNESS my hand this 21st day of November, 2025.

William Kenneth Wade

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 William Kenneth Wade, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of November, 2025.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Notary Public

EXHIBIT A

Legal Description

5011-D Illinois Avenue, Nashville, TN 37209 (091 11 2H 004.00)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 4 of Homes at Illinois Avenue and 51st Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to Declaration of Covenants, Conditions and Restrictions establishing Homes at Illinois Avenue and 51st Avenue North, a Horizontal Property Regime, of record in Instrument No. 20240401-0022327, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William Kenneth Wade by deed from Kevin Montgomery, Trustee of the 806 51st Avenue North Trust, U/A/D June 6, 2022, of record in Instrument No. 20251126-0094395, Register's Office for Davidson County, Tennessee.

See Deed of Correction in Instrument No. 20251204-0096259, said Register's Office.

This is improved property known as 5011-D Illinois Avenue, Nashville, TN 37209

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 December 3, 2025.

12/04/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of December, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

