This Instrument Prepared By and Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
NEW OWNER

New Owner is:
Tyler Priest and
Calvin Kirkwood
111 E. 15th Street
Columbia, TN 38401

Map and Parcel
100L G 013.00

Karen Johnson Davidson County
Batch # 1374477 DEEDQC
01/30/2026 01:53:52 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20260130-0006708

State of TN
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 22 day of Jan, 2026

Notary Public
My Commission Expires:

MARGARET R MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

DEED OF CORRECTION

QUITCLAIM DEED
To Correct the Name of the Grantee

WHEREAS, a Quitclaim Deed conveying the within described property from **Emmit Jackson Martin, a married man,** to **3802 Elkins Ave LLC, a Tennessee limited liability company,** has previously been executed and is of record in **Instrument Number 20251218-0100721, Register's Office for Davidson County, Tennessee**; and

WHEREAS, the said Quitclaim Deed was deficient and contained errors in the name of the Grantee. The correct and legal name is **3802 Elkins LLC, a Tennessee limited liability company**

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, and in order to correct the name of the Grantee, I, **Emmit Jackson Martin, individually and on behalf of the erroneously referenced 3802 Elkins Ave LLC,** hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **3802 Elkins LLC, a Tennessee limited liability company,** hereinafter referred to as Grantee, their heirs and assigns, all Grantor's right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property commonly known as: 3802 Elkins Ave, Nashville, Tennessee 37209.

Witness my hand this 22 day of Jan, 2026.

GRANTOR:

Emmit Jackson Martin

State of TN

County of Davidson

On this 22 day of January, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared **Calvin E. Kirkwood**, 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 herein set forth.

Witness my hand and official seal this 22 day of January, 2024.

Notary Public

My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Witness my hand this 22 day of January, 2026.

3802 Elkins LLC, a Tennessee limited liability company

By: Emmit Martin
Emmit Jackson Martin

State of TN

County of Davidson

On this 22 day of January, 2026, personally appeared before me, the undersigned, Notary Public in and for said County and State, **Emmit Jackson Martin**, as **Sole Member** of **3802 Elkins LLC,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of 3802 Elkins LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member of 3802 Elkins LLC, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 22 day of January, 2026.

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Notary Public

My Commission Expires:

EXHIBIT "A" LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2, Block 19 on the Plan of Map of Charlotte Park 2nd Addition of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emmit Jackson Martin, a married man by Warranty Deed from Music City Financial, LLC, a Texas limited liability company of record in Instrument No. 20251027-0085296 Register's Office for Davidson County, Tennessee, dated October 24, 2025 and recorded on October 27, 2025.

Being the same property conveyed to 3802 Elkins Ave LLC a Tennessee limited liability company by Quitclaim Deed from Emmit Jackson Martin, a married man of record in Instrument No. 20251218-0100721 Register's Office for Davidson County, Tennessee, dated December 15, 2025 and recorded on December 18, 2025.