Karen Johnson Davidson County
Batch# 1389410 DEEDWARR
03/06/2026 01:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260306-0018226

# DEED OF CORRECTION

# WARRANTY DEED

JM-C-25-7935

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 THE 10th DAY OF March 2026.

SYDNEY GREINER NOTARY PUBLIC TENNESSEE My Comm Exp. November 05, 2029 COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James Anderson and Meredith Anderson** | **Same As New Owner** | |
| (NAME) | (NAME) | **012-00-0-167.00** |
| **7935 Old Springfield Pike** | | **012-00-0-194.00** |
| (ADDRESS) | (ADDRESS) | |
| **Goodlettsville, TN 37072** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

****TAXES HAVING PREVIOUSLY BEEN PAID ON $700,000.00 ON THAT WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20251223-0101996, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

WHEREAS, a Warranty Deed conveying the within described property from Jean N. Cantrell, unmarried has previously been executed and put of record in Instrument No. 20251223-0101996, Register's Office of Davidson County, Tennessee and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description by omission of an additional parcel of land

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 of all of which is hereby acknowledged, **Jean N. Cantrell, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Anderson and Meredith Anderson, husband and wife**, hereinafter referred to as Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

PARCEL I:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Dobbs Subdivision, of record in Book 6200, page 776, Register's Office for said County.

Said Lot No. 1 fronts 200.80 feet on the Westerly Margin of Old Dickerson Pk. aka Old Springfield Pk. and extends back 732.76 feet on the Northerly line and 764.99 feet on the Southerly line to a dead line in the rear, measuring 70.0 feet thereon.

PARCEL II:

A tract or parcel of land lying in Davidson County, Tennessee, being a portion of Tract No. 6 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Job Number 86-113, further being described according to a survey by Bruce Rainey and Associates, Surveyors, Lic. No. 823, Job No. 940390, and being more particularly described as follows:

Beginning at a point in the common line of Tracts 5 and 6, said point of beginning being located North 11 degrees 22 minutes 40 seconds West 795.74 feet from an iron pin in the northerly margin of Lickton Pike at the southwest corner of Tract No. 6; thence from said point of beginning continuing with the line of Tract No. 6, North 11 degrees 22 minutes 40 seconds West 174.26 feet to an iron pin the northwest corner of Tract No. 6; thence North 83 degrees 07 minutes 54 seconds East 276.12 feet to an iron pin the northeast corner of Tract 6, aid pin also being in the West line of Denson Estates, of record in Book 6200, Page 658, R.O.D.C. TN; thence with the West line of said Denson Estates, South 07 degrees 41 minutes 12 seconds East 200.00

feet to an iron pin; thence with the new line severing Tract No. 6 of which this is a part, South 88 degrees 49 minutes 12 seconds West 265.69 feet to the point of beginning, containing 1.16 acres, more or less.

**DERIVATION**

PARCEL I:
Being the same property conveyed to Kenneth E. Cantrell and spouse, Jean N. Cantrell by Warranty Deed from Steven Ray Meador and Spouse, Debra Sue Meador of record in Book 8627, Page 130, Register's Office for Davidson County, Tennessee, dated May 14, 1992 and recorded on May 15, 1992.

PARCEL II:
Being the same property conveyed to Kenneth E. Cantrell and wife, Jean N. Cantrell by Warranty Deed from James W. Riddle and wife, Linda J. Riddle of record in Book 9514, Page 883, Register's Office for Davidson County, Tennessee, dated November 7, 1994 and recorded on November 8, 1992.

**Kenneth E. Cantrell died on or about June 6, 2016, leaving property to Jean N. Cantrell as surviving tenant.**

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7935 Old Springfield Pike, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 4 DAY OF March, 2026.

Jean N. Cantrell
Jean N. Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN N. CANTRELL, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of March, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)



Witness my/our hand(s) this the 4th DAY OF March, 2026.

James Anderson

Meredith Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ANDERSON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEREDITH ANDERSON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Sydney Greiner, 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 3/4/2026 (date of document).

Affiant Signature

Date 3/6/2026

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY