CORRECTIVE QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1391708 DEEDQC
03/12/2026 09:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260312-0019678

File No.: RES-23-969

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 6th DAY OF March, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LESLIE CAMPBELL VAUGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
101 LEA AVENUE
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Johan Kok	NEW OWNER	118 09 4A 002.00 CO
(NAME)	(NAME)	
969 Draughon Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

The purpose of this instrument is to correct the legal description as identified in the original Warranty Deed, recorded in Instrument No. 20230907-0070357, in the Register's Office of Davidson County, Tennessee. All other terms and conditions contained in said Deeds remain the same.

Whereas, the legal description in the original Warranty Deed (referenced above) indicates property is known as Unit B pursuant to DCCRs recorded in Instrument No. 20220630-0076080; and

Whereas, the original Warranty Deed fails to include information that the DCCRs were amended by document recorded in Instrument No. 20220826-0096805, changing the unit number to 969; and

Whereas, the street address of the original Warranty Deed should not have made reference to "Unit B"; and

Whereas, the parties wish to correct the legal description and street address with this Quitclaim Deed;

Now, therefore, the parties execute this Quitclaim Deed for the purpose of correcting the legal description and street address:

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all of their respective undivided interest unto, **JOHAN KOK**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee and being all of Unit No. 969 of the Homes at 969 Draughon Avenue, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at 969 Draughon Avenue of record in Instrument No. 20220630-0076080, as amended in Instrument No. 20220826-0096805, in the Register's Office for

Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at 969 Draughon Avenue, as shown on Exhibit "B" to the Amended Declaration of record in Instrument No. 20220826-0096805, in the Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

This is improved property, known as 969 Draughon Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (Postal Zip)

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.

GRANTOR:

Witness my/our hand(s) this 18th day of DECEMBER, 2025.

BUILD NASHVILLE, LLC
a Tennessee limited liability company

BY: Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of December, 2025, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of BUILD NASHVILLE, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, but personally signing the name of the Limited Liability Company as a Authorized Agent.

Witness my hand and official seal, this the 18th day of DECEMBER, 2025.

Notary Public
My Commission Expires: 6/26/27

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027

GRANTEE:

Witness my/our hand(s) this 6th day of March, 2026.

Johan A. K. K

JOHAN KOK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2026, before me personally appeared Johan Kok, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2026,

Leslie Campbell Vaughan
Notary Signature
My commission expires:

LESLIE CAMPBELL VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Natalie McKee, 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 March 12, 2026.

Affiant Signature

3/12/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 12th day of March, 2026.

Notary's Signature

My Commission Expires: 12-29-2026

Notary's Seal

ELIZABETH GRACYALNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-23-969

202603120019678