Karen Johnson Davidson County
Batch# 1396377 DEEDQC
03/23/2026 04:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260323-0023087

This Instrument was Prepared By
and Returnable To (after recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

DEED OF CORRECTION AND QUITCLAIM DEED
(Correcting Quitclaim Deed of Record in Instrument No. 20130729-0078238)

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
JAMES WAMBLE and ALISA WAMBLE 2624 Ashwood Avenue Nashville, TN 37212	NEW OWNER	104150G00100CO

WHEREAS, by Quitclaim Deed of record as Instrument No. 20130729-0078238, Register's Office for Davidson County, Tennessee (hereinafter the "Recorded Deed"), MUSIC CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (as "Original Grantor") conveyed certain real property in Davidson County, Tennessee, to JAMES WAMBLE AND ALISA WAMBLE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, NOT TENANTS IN COMMON (as "Original Grantee").

WHEREAS, by inadvertence, scrivener's error, and mutual mistake, the name of the Original Grantor was referenced incorrectly in the Recorded Deed and in the conveyance;

WHEREAS, the erroneous name of Original Grantor, "MUSIC CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY", was done in error and it was a scrivener's error;

WHEREAS, the correct name of the Original Grantor, the legal description of the Property, and the derivation in the Recorded Deed and conveyance should read as follows:

> FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, DNA MUSIC CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called "GRANTOR,", by these presents does hereby quitclaim and convey unto JAMES WAMBLE AND ALISA WAMBLE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, NOT TENANTS IN COMMON, hereinafter called "GRANTEES," their successors and assigns, all its right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being a condominium apartment known as Unit No. 1 of the Ashwood at Natchez Trace Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashwood at Natchez Trace Townhomes, of record as Instrument No. 20050504-0049814, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.
>
> Being part of the same property conveyed to DNA MUSIC CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DNA MIRACLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed dated October 6, 2008, of record as Instrument No. 20081009-0102580, said Register's Office.
>
> This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 2624 Ashwood Avenue, Nashville, TN 37212. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

WHEREAS, Original Grantor and JAMES WAMBLE AND ALISA WAMBLE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, NOT TENANTS IN COMMON (the "Grantee") have agreed to correct said errors;

NOW THEREFORE, the said Grantor, DNA MUSIC CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, for the purpose of correcting said errors and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, has bargained and sold and by these presents bargains, sells, quitclaims and conveys unto JAMES WAMBLE AND ALISA WAMBLE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, NOT TENANTS IN COMMON, as Grantee, all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being a condominium apartment known as Unit No. 1 of the Ashwood at Natchez Trace Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashwood at Natchez Trace Townhomes, of record as Instrument No. 20050504-0049814, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being part of the same property conveyed to DNA MUSIC CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DNA MIRACLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed dated October 6, 2008, of record as Instrument No. 20081009-0102580, said Register's Office.

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

This is improved property known as 2624 Ashwood Avenue, Nashville, TN 37212. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

Grantor does hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said Recorded Deed of record, if any, as Instrument No. 20130729-0078238, Register's Office for Davidson County, Tennessee.

[Signatures and Notary Acknowledgments are on the following pages.]

Grantor:
DNA Music City Properties, LLC,
a Tennessee Limited Liability Company

By: James D. Wamble
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared James D. Wamble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of DNA Music City Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said James D. Wamble as Chief Manager.

Witness my hand, at office, this 19th day of March, 2026.

Notary Public

My commission expires: 5-03-2027

KARLA J. LEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

IN WITNESS WHEREOF, Grantee has caused this instrument to be executed on this 19 day of March, 2026.

Grantee:

James Wamble

Alisa Wamble

Alisa Wamble

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **James Wamble and Alisa Wamble**, the within named 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, at office, this 19th day of March, 2026.

Notary Public

My commission expires: 5-03-2027

KARLA J. LEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00.

AFFIANT

Sworn to and subscribed before me, this 20th day of March, 2026.

Notary Public

My Commission Expires: 10-20-29

AMANDA R. B. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2029

True Copy Certification

I, Amanda R. B. Stephens, 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 correct copy of the original document executed and authenticated according to law on March 20, 2026.

Signature

3/20/26
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Amanda R. B. Stephens, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

3/20/26
Date

My Commission Expires: 2/17/30

ALYSSA PANECCASIO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY