Karen Johnson
Batch # 1401425
04/02/2026 02:11:29 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260402-0026693

CORRECTIVE QUITCLAIM DEED

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 1st DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/12/29
(AFFIX SEAL)

LAUREN LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1515 4th Ave South Partners, LLC	**NEW OWNER**	105072Y00100CO; 105072Y00200CO; 105072Y00300CO; 105072Y00400CO; 105072Y00500CO; 105072Y00600CO; 105072Y00700CO; 105072Y00800CO
(NAME)	(NAME)	
542 Southgate Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, a Quitclaim Deed conveying the within described property from **WOODS BROTHERS INVESTMENT GROUP, LLC, a Tennessee limited liability company** to **1515 4TH AVE SOUTH PARTNERS, LLC, a Tennessee limited liability company,** has previously been executed and put of record in **Instrument No. 20251229-0102428,** Register's Office for Davidson County, Tennessee pertaining real property commonly known as **1515 A - H 4th Avenue South, Nashville, TN 37210** (the "Property");

WHEREAS, the said Quitclaim Deed was deficient and contained the prior legal description of the parent parcel before being the Property was submitted to the provisions of the Tennessee Horizontal Property Act as codified as 66-27-101, et seq., of the Tennessee Code Annotated which caused a planned unit development to be organized and developed under Tennessee law pursuant to the Act;

WHEREAS, the above said Quitclaim Deed inadvertently referenced the Property using the following legal description:

Land situated in Davidson County, Tennessee, being Lot No. 30 as shown on the Plan of Rains Spring, of record in Plan Book 1, Page 109, Chancery Court of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 30 fronts 50 feet on the westerly side of Cherry Street, extended, formerly the Nolensville Turnpike, and runs back, between parallel lines, about 210 feet on the northerly line and about 247 on the southerly line, be the same more or less, to an alley.

Being the same property conveyed to Woods Brothers Investment Group LLC, a Tennessee limited liability company by Leah Craig, Kayla Baca, Raynetta White, Reginald White, Melvin White, Walter White Jr, Kenneth White, Rickey White, Carla Ogburn, Lechola Ogburn by Warranty Deed of record in Instrument No. 20250627-0050932 in the Register's Office for Davidson County, Tennessee.

WHEREAS, it being the intention of all parties that the Property was to have been conveyed to the Grantee using the legal description referencing the planned unit development, at that time and the

parties now execute this Corrective Quitclaim Deed to properly complete the conveyance to **1515 4TH AVE SOUTH PARTNERS, 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 of all of which is hereby acknowledged and hereby correct and replace the legal description of the property conveyed in the above referenced Quitclaim Deed, **WOODS BROTHERS INVESTMENT GROUP, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **1515 4TH AVE SOUTH PARTNERS, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows to-wit:

Certain units located in Davidson County, Tennessee, being known and designated as Units 1515A, 1515B, 1515C, 1515D, 1515E, 1515F, 1515G and 1515H of Townhomes at 1515 4th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 1515 4th, a Horizontal Property Regime of record in Instrument Number 20251113-0090361, in the Register office for Davidson County, Tennessee, and with said Units being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Woods Brothers Investment Group, LLC, a Tennessee limited liability company, by Deed, of record in Instrument Number 202505627-0050932, Page 836, Register's Office for Davidson County, Tennessee.

This is **unimproved** property known as: 1515A, 1515B, 1515C, 1515D, 1515E, 1515F, 1515G, & 1515H 4th Ave. South, Nashville, TN 37210.

Witness our hands this 1 day of Apr, 2026.

GRANTOR:
Woods Brothers Investment Group, LLC

BY: _____
James Woods
Managing Member

GRANTEE:
1515 4th Ave South Partners, LLC

BY: _____
James Woods
Managing Member

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WOODS, 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 MANAGING MEMBER of WOODS BROTHERS INVESTMENT GROUP, LLC the within named bargainor, a limited liability company, and that he as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1 day of Apr, 2026.

_____
Notary Public

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WOODS, 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 MANAGING MEMBER of 1515 4TH AVE SOUTH PARTNERS, LLC the within named bargainor, a limited liability company, and that he as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1 day of Apr, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028