Karen Johnson Davidson County
Batch# 1403284 DEEDQC
04/08/2026 10:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260408-0028274

This Instrument Prepared By:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

DEED OF CORRECTION

WHEREAS, by Tennessee Quit Claim Deed of record in Instrument No. 20180403-0031025, Register's Office for Davidson County, Tennessee, Robert Rutherford, a single man (hereinafter "Grantor(s)") conveyed a certain real property of land in Davidson County, Tennessee, to Steven Rutherford and Gia Rutherford, a married couple (hereinafter "Grantee(s)").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the granting clause of the property intended to be conveyed.

WHEREAS, the legal description on the herein described Tennessee Quit Claim Deed is insufficient;

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $0.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pipe found in the northern margin of West Road, being the southwest corner of this property; thence with Homes at West Campbell Road (Inst. No. 20260224-0014468) N 07°12'14" E a distance of 200.08' to an iron pin found; thence with Hamidy (Inst. No. 20160518-0049713) S 86°54'03" E a distance of 80.00' to an iron pin set; thence with Burson (Inst. No. 20030626-0088629) the next ten calls: S 07°12'14" W a distance of 18.17' to an iron pin set at the edge of a concrete slab; thence with the concrete slab the next three calls: S 86°10'39" E a distance of 5.33' to an iron pin set; thence S 03°55'17" W a distance of 47.07' to an iron pin set; thence N 84°52'16" W a distance of 8.02' to an iron pin set; thence leaving the concrete slab S 07°12'14" W a distance of 26.08' to an iron pin set in the western edge of a shared gravel driveway; thence with the edge of the driveway the next five calls: S 14°58'52" E a distance of 39.78' to an iron pin set; thence S 09°00'07" E a distance of 38.10' to an iron pin set; thence S 06°03'34" W a distance of 15.45' to an iron pin set; thence S 16°37'39" W a distance of 10.18' to an iron pin set; thence S 48°12'10" W a distance of 11.60' to an iron pin set in the northern margin of West Road; thence with West Road N 86°54'03" W a distance of 96.73' to the point of beginning, having an area of 18,140 square feet or 0.42 acres, more or less, according to a survey conducted by Elkins Surveying dated March 18, 2026.

Being the same property conveyed to Steven Rutherford and Gia A. Rutherford, husband and wife, and Robert Rutherford, unmarried by Warranty Deed from Gary W. Reinke and Belinda D. Reinke,

husband and wife of record in Instrument No. 20160518-0049456 Register's Office for Davidson County, Tennessee, dated May 16, 2016 and recorded on May 18, 2016.

GRANTEE joins in the execution of this instrument to further re-convey to Grantor any portion of the property previously conveyed in error to Grantee in Deed of record in Instrument No. 20180403-0031025, Register's Office for Davidson County, Tennessee.

IN WITNESS THEREOF the parties have executed this instrument as of this 25th day of March, 2026

GRANTORS:

Robert Rutherford

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert Rutherford the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of March, 2026.

Notary Public

JENNIFER DEHART
Commission # HH 682295
Expires June 1, 2029

My commission expires: _____

GRANTEES

Steven Rutherford

Gia Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Steven Rutherford and Gia Rutherford, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of March, 2026.

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires May 31, 2026 WILSON COUNTY

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-

AFFIANT

Sworn to and subscribed before me this the 25th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: _____

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires May 31, 2026 WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 3/25/26.

Celia Stewart Rouse

Affiant Signature

3/25/26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 25th **day of** March, **20**26

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY