Prepared by T. Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street
Columbia, TN 38481

Return to Middle Tennessee Law Group, PLLC

Karen Johnson Davidson County
Batch# 1405870 DEEDTRS
04/15/2026 12:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260415-0030838

DEED OF CORRECTION

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Middle Tennessee Law Group, PLLC**, a Tennessee professional limited liability company, FIRST PARTY, which expression shall include successors and assigns, and **Larry D. Jones**, SECOND PARTY, which expression shall include heirs, successors and assigns.

W I T N E S S E T H:

THAT WHEREAS, FIRST PARTY heretofore executed to SECOND PARTY a certain Successor Trustee's Deed, dated January 15, 2026, and recorded as Instrument No. 20260120-0004538, in the office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, the deed incorrectly references the Appointment of Successor Trustee recording information. Said Appointment of Successor Trustee is correctly referenced as being recorded as Instrument No. 20250424-0031362, Register of Deeds of Davidson County, Tennessee; and

WHEREAS, the deed incorrectly references the date and recording information for the deed of trust which was foreclosed. Said deed of trust is correctly referenced as being dated April 13, 2022, and recorded as Instrument No. 20220419-0045064, Register of Deeds of Davidson County, Tennessee; and

WHEREAS, FIRST PARTY has requested that SECOND PARTY correct said error, and SECOND PARTY has agreed to do so.

NOW, THEREFORE, for the purpose of correcting the aforementioned omission and in consideration of the sum of ONE DOLLAR ($1.00), the receipt of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County Tennessee, being Lot No. 5, on the Final Plat of Richards Farms Lots 1-11, as of record in Instrument 20210309-0030935, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Miklar, LLC, a Tennessee limited liability company, by deed recorded at Instrument No. 20220419-0045063, Register's Office of Davidson County, Tennessee.

Map and Parcel: 069 00 0 245.00

Being also known as 1531 E. Stewarts Lane, Nashville, TN 37218

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto SECOND PARTY. This sale is made subject to the following matters:

1) Any and all liens against the property for unpaid property taxes and assessments; and

2) Any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the SECOND PARTY, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the FIRST PARTY, as Successor Trustee, does hereby transfer, assign and set over unto the SECOND PARTY, all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as it is authorized to do as Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 14th day of April, 2026.

Middle Tennessee Law Group, PLLC

By: _____
T. Jake Wolaver, member

FIRST PARTY

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, T. Jake Wolaver, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of Middle Tennessee Law Group, PLLC, and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 14th day of April, 2026.

My commission expires: 5-21-2029

KIMBERLY L MATNEY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 05-21-2029

_____
Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2026,

My commission expires: 5-21-29

Notary Public

KIMBERLY L MATNEY
STATE
TENNESSEE
NOTARY
PUBLIC
MAURY COUNTY
My Commission Expires 05-21-2029

NEW PROPERTY OWNERS:

Larry D. Jones

2000 Mallory Lane

Franklin, TN 37067

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

Tennessee Certification of Electronic Document

I, Kimberly Matney, 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 4-14-26 (date of document).

Kimberly Matney
Affiant Signature

4-14-26
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 14 day of April, 2026.

Isabell Gobble
Notary's Signature

MY COMMISSION EXPIRES: 11/20/29

NOTARY'S SEAL

ISABELL GOBBLE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY