Karen Johnson Davidson County
Batch# 1415198 DEEDQC
05/04/2026 10:56:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20260504-0039426

This Instrument Prepared By:

Peter Weiss, Attorney at Law
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201
Prepared Solely From Information Provided to the Preparer of this Instrument by the Parties to the Transaction)

Map & Parcel No. 102-13-0-012.00

Instrument of Correction and Quitclaim Deed

This Instrument of Correction and Quitclaim Deed (herein sometimes referred to as, the "Instrument of Correction and Quitclaim Deed").

WITNESSETH:

Whereas, on the 5th. Day of November, 1957, J.B. Downey and Sons, Inc., a Tennessee Corporation, was conveyed certain real property (referred to herein as the "Property"), by Installment Deed from Carl Siegrist, Clarence Siegrist, Oscar Siegrist, William Siegrist and Minnie Siegrist, of record in Book 2703, Pages 35-39, Register's Office for Davidson County, Tennessee (referred to herein as the "Deed"); and,

Whereas, due to inadvertence and mistake the said Property was conveyed to J.B. Downey and Sons, Inc., a Tennessee Corporation, in lieu of Downey Development, a Tennessee general partnership; and,

Whereas, subsequent to the recording of the Deed, the Property was subdivided into two (2) separate lots; and,

Whereas, it is hereby acknowledged that Downey Development, a Tennessee general partnership, and not J.B. Downey and Sons, Inc., a Tennessee Corporation, paid the entire purchase price for that portion of the Property and related improvements more fully described as (herein referred to as, "Lot 25"),

Land in Davidson County, Tennessee, being Lot No. 25, as shown on the Plan of Brook Meade Addition, Section II, of record in Book 2663, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Included in the above property description, but specifically excluded there from is that portion thereof as described in the Warranty Deed to the State of Tennessee of record in Book 3032, page 395, said Register's Office.

and,

Whereas, the said J.B. Downey and Sons, Inc., a Tennessee Corporation, desire to correct the Grantee, as recited in the Deed, as to Lot 25, a copy of the corporate resolution being attached hereto as, Exhibit "A".

Now therefore, in consideration thereof, the said J.B. Downey and Sons, Inc., a Tennessee Corporation, hereby quitclaims and conveys all of its right title and interest in and to Lot 25, more fully described as:

Land in Davidson County, Tennessee, being Lot No. 25, as shown on the Plan of Brook Meade Addition, Section II, of record in Book 2663, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Included in the above property description, but specifically excluded there from is that portion thereof as described in the Warranty Deed to the State of Tennessee of record in Book 3032, page 395, said Register's Office, to Downey Development, a Tennessee general partnership.

Being part of the same property conveyed to J.B. Downey and Sons, Inc., a Tennessee Corporation, by Installment Deed from Carl Siegrist, Clarence Siegrist, Oscar Siegrist, William Siegrist and Minnie Siegrist, of record in Book 2703, Pages 35-39, Register's Office for Davidson County, Tennessee .

This conveyance shall be subject to any and all conditions, restrictions and easements that may affect said Lot 25.

Being improved property located at 608 & 610 Hapwood Drive, Nashville, Tennessee 37205.

Executed this 14th Day of April, 2026.

J.B. Downey and Sons, Inc., a Tennessee Corporation

By: Dawn Downey
Dawn Downey, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn Downey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Authorized Agent of J.B. Downey and Sons, Inc., a Tennessee Corporation, the within named bargainor, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said corporation, by herself as, Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this 14th Day of April, 2026.

Connie Mitchell Proctor
Notary Public

My commission expires: 3/6/2030

Connie Mitchell Proctor
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson
My Commission Expires 3/6/2030

Address of Owner as follows:	Send Tax Bills To:	Map & Parcel Number
Downey Development, a Tennessee general partnership	**Owner**	**102-13-0-12.00**
79 N. Royal Oaks Blvd. Suite B-2 Franklin, Tennessee 37067	**(Same)**	

State of Tennessee)
County of Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
14th day of April, 2026

Notary Public

My Commission Expires: 3/6/2030

(AFFIX SEAL)

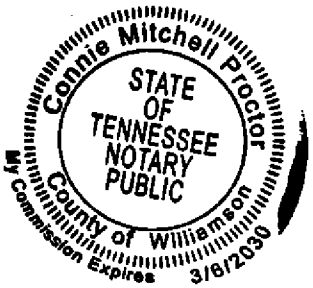


EXHIBIT A-1

ACTIONS TAKEN BY WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF J. B. DOWNEY & SONS, INC.

J. B. DOWNEY & SONS, INC (the "Corporation"), a Tennessee corporation, the Directors of the Corporation, in accordance with the provisions of Section 48-18-202 of the Tennessee Business Corporation Act, hereby unanimously consent to taking action without a meeting, by written consent, and hereby take the following actions:

The following Resolutions are hereby adopted by unanimous vote of the Directors:

WHEREAS the Corporation developed certain land located at Hapwood Drive, Nashville, TN 37205, Davidson County. One particular parcel located at 608 and 610 Hapwood Drive, Nashville, TN 37205 (the Property) was to be developed as a duplex and transferred to a partnership to be owned and developed by certain members of the Downey family (the Partnership/Downey Development).

WHEREAS the Property and the improvements thereon have been operated since inception (on or about 1978) by the Partnership but the underlying real estate was not properly transferred to the Partnership.

WHEREAS it is the desire of the board that the underlying real estate be transferred to the partnership to correct and create what was originally intended and what has been operated under this assumption of ownership since the inception by the Partnership.

THEREFORE, it is resolved that the Property shall be transferred to the Partnership and that Dawn Downey be authorized to execute any and all documents to make this transfer of ownership of the underlying real property (Property) to the Partnership.

The undersigned, being all of the Directors of the Corporation, by signing this consent, waive all notice of the date, time, place and purpose of the first meeting of the Board of Directors and agree to the transaction of the business hereinabove set forth by written consent of the said Directors in lieu of such meeting. This consent shall be included in the minute book of the Corporation.

X Dawn Downey

Dawn Downey 3/26/2026

202605040039426

EXHIBIT A-2

ACTIONS TAKEN BY WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF J. B. DOWNEY & SONS, INC.

J. B. DOWNEY & SONS, INC (the "Corporation"), a Tennessee corporation, the Directors of the Corporation, in accordance with the provisions of Section 48-18-202 of the Tennessee Business Corporation Act, hereby unanimously consent to taking action without a meeting, by written consent, and hereby take the following actions:

The following Resolutions are hereby adopted by unanimous vote of the Directors:

WHEREAS the Corporation developed certain land located at Hapwood Drive, Nashville, TN 37205, Davidson County. One particular parcel located at 608 and 610 Hapwood Drive, Nashville, TN 37205 (the Property) was to be developed as a duplex and transferred to a partnership to be owned and developed by certain members of the Downey family (the Partnership/Downey Development).

WHEREAS the Property and the improvements thereon have been operated since inception (on or about 1978) by the Partnership but the underlying real estate was not properly transferred to the Partnership.

WHEREAS it is the desire of the board that the underlying real estate be transferred to the partnership to correct and create what was originally intended and what has been operated under this assumption of ownership since the inception by the Partnership.

THEREFORE, it is resolved that the Property shall be transferred to the Partnership and that Dawn Downey be authorized to execute any and all documents to make this transfer of ownership of the underlying real property (Property) to the Partnership.

The undersigned, being all of the Directors of the Corporation, by signing this consent, waive all notice of the date, time, place and purpose of the first meeting of the Board of Directors and agree to the transaction of the business hereinabove set forth by written consent of the said Directors in lieu of such meeting. This consent shall be included in the minute book of the Corporation.

APPROVED AND CONSENTED TO:

X _____

WILLIAM W. DOWNEY

EXHIBIT A-3

ACTIONS TAKEN BY WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF J. B. DOWNEY & SONS, INC.

J. B. DOWNEY & SONS, INC (the "Corporation"), a Tennessee corporation, the Directors of the Corporation, in accordance with the provisions of Section 48-18-202 of the Tennessee Business Corporation Act, hereby unanimously consent to taking action without a meeting, by written consent, and hereby take the following actions:

The following Resolutions are hereby adopted by unanimous vote of the Directors:

WHEREAS the Corporation developed certain land located at Hapwood Drive, Nashville, TN 37205, Davidson County. One particular parcel located at 608 and 610 Hapwood Drive, Nashville, TN 37205 (the Property) was to be developed as a duplex and transferred to a partnership to be owned and developed by certain members of the Downey family (the Partnership/Downey Development).

WHEREAS the Property and the improvements thereon have been operated since inception (on or about 1978) by the Partnership but the underlying real estate was not properly transferred to the Partnership.

WHEREAS it is the desire of the board that the underlying real estate be transferred to the partnership to correct and create what was originally intended and what has been operated under this assumption of ownership since the inception by the Partnership.

THEREFORE, it is resolved that the Property shall be transferred to the Partnership and that Dawn Downey be authorized to execute any and all documents to make this transfer of ownership of the underlying real property (Property) to the Partnership.

The undersigned, being all of the Directors of the Corporation, by signing this consent, waive all notice of the date, time, place and purpose of the first meeting of the Board of Directors and agree to the transaction of the business hereinabove set forth by written consent of the said Directors in lieu of such meeting. This consent shall be included in the minute book of the Corporation.

X Rodney Downey 3/21/26

EXHIBIT A-4

ACTIONS TAKEN BY WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF J. B. DOWNEY & SONS, INC.

J. B. DOWNEY & SONS, INC (the "Corporation"), a Tennessee corporation, the Directors of the Corporation, in accordance with the provisions of Section 48-18-202 of the Tennessee Business Corporation Act, hereby unanimously consent to taking action without a meeting, by written consent, and hereby take the following actions:

The following Resolutions are hereby adopted by unanimous vote of the Directors:

WHEREAS the Corporation developed certain land located at Hapwood Drive, Nashville, TN 37205, Davidson County. One particular parcel located at 608 and 610 Hapwood Drive, Nashville, TN 37205 (the Property) was to be developed as a duplex and transferred to a partnership to be owned and developed by certain members of the Downey family (the Partnership/Downey Development).

WHEREAS the Property and the improvements thereon have been operated since inception (on or about 1978) by the Partnership but the underlying real estate was not properly transferred to the Partnership.

WHEREAS it is the desire of the board that the underlying real estate be transferred to the partnership to correct and create what was originally intended and what has been operated under this assumption of ownership since the inception by the Partnership.

THEREFORE, it is resolved that the Property shall be transferred to the Partnership and that Dawn Downey be authorized to execute any and all documents to make this transfer of ownership of the underlying real property (Property) to the Partnership.

The undersigned, being all of the Directors of the Corporation, by signing this consent, waive all notice of the date, time, place and purpose of the first meeting of the Board of Directors and agree to the transaction of the business hereinabove set forth by written consent of the said Directors in lieu of such meeting. This consent shall be included in the minute book of the Corporation.

X Rodney Downey 3/21/26

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 April 14, 2026. (Date of document)

Affiant Signature

May 1, 2026
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2026.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028