Map/Parcel:
116-03-0B-175.00-CO

Address of New Owner:
Shelby Elizabeth Brown
4505 Harding Pike Unit 175
Nashville, TN 37205

Send Tax Notices To:
New Owner

Karen Johnson Davidson County
Batch# 1425553 DEEDWARR
05/27/2026 01:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260527-0048129

This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Ave., Suite 540
Nashville, TN 37203

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20260414-0030403, Register's Office for Davidson County, Tennessee, Barbara Applegate, unmarried, hereinafter referred to as "GRANTOR," deeded and conveyed certain parcel(s) of real property in Davidson County, Tennessee to Shelby Elizabeth Brown, an unmarried woman, hereinafter referred to as "GRANTEE"; and

WHEREAS, by inadvertence and mutual mistake, Barbara Applegate, individually, executed said Warranty Deed as Grantor. However, pursuant to the prior deed in the chain of title, Barbara B. Applegate, individually, had conveyed her interest in said property to Barbara Bradfield Applegate, Trustee of the Barbara Bradfield Applegate Living Trust, established by the Revocable Trust Agreement of Barbara Bradfield Applegate, dated February 3, 2017.

WHEREAS, Barbara Bradfield Applegate, Trustee of the Barbara Bradfield Applegate Living Trust, established by the Revocable Trust Agreement of Barbara Bradfield Applegate, dated February 3, 2017, should have been the Grantor of the Warranty Deed which conveyed title to Grantee herein.

WHEREAS, GRANTOR and GRANTEE have agreed to correct said errors.

NOW THEREFORE, Barbara Bradfield Applegate, Trustee of the Barbara Bradfield Applegate Living Trust, established by the Revocable Trust Agreement of Barbara Bradfield Applegate, dated February 3, 2017, for the purpose of correcting said error, and in consideration of the sum of $10.00 to them in hand paid, has bargained and sold and by these presents does irrevocably grant, convey, bargain, transfer, set over and sell unto Shelby Elizabeth Brown, an unmarried woman, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Land in Davidson County, Tennessee, being Unit 175, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners Association, a horizontal property regime established by Master Deed, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara B. Applegate, unmarried, by Warranty Deed from Martha Ann G. Elliott, unmarried of record in Book 7312, Page 16, Register's Office for Davidson County, Tennessee, dated July 28, 1987 and recorded on July 31, 1987.

Being the same property conveyed to Barbara Bradfield Applegate, Trustee of the Barbara Bradfield Applegate Living Trust, established by the Revocable Trust Agreement of Barbara Bradfield Applegate dated February 3, 2017, by Quitclaim Deed from Barbara Bradfield Applegate of record in Instrument No. 20170213-0015058 Register's Office for Davidson County, Tennessee, dated February 3, 2017 and recorded on February 13, 2017.

This conveyance is made subject to: (1) Taxes which have been prorated; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: 4505 Harding Pike Unit 175, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to said GRANTEE, **Shelby Elizabeth Brown, an unmarried woman,** her heirs and assigns, forever; GRANTOR and GRANTEE do further covenant with said GRANTEE, **Shelby Elizabeth Brown, an unmarried woman,** that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said **Shelby Elizabeth Brown, an unmarried woman,** her successors, representatives and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 19th day of May, 2026.

GRANTOR:

The Barbara Bradfield Applegate Living Trust, established by the Revocable Trust Agreement of Barbara Bradfield Applegate, dated February 3, 2017

By: Barbara Bradfield Applegate
Barbara Bradfield Applegate
Its: Trustee

[notary section to follow]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara Bradfield Applegate**, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the **Trustee** of **The Barbara Bradfield Applegate Living Trust, established by the Revocable Trust Agreement of Barbara Bradfield Applegate, dated February 3, 2017,** the within-named bargainor, and that they, as such **Trustee,** being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by themselves as Trustee.

Witness my hand and official seal this 19 day of May, 2026.

Lydia H Weaver
Notary Public

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 7/6/26

Witness my/our hand(s) this the 19th day of May, 2026.

GRANTEE:

Shelby Elizabeth Brown
Shelby Elizabeth Brown

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shelby Elizabeth Brown,** the within named bargainor, 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 and official seal this 19 day of May, 2026.

Notary Public

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 3.6.29

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

AFFIANT

Sworn and subscribed before me this 19 day of May, 2026.

NOTARY PUBLIC

My commission expires: 3-6-29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A. Mason, 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 May 19 2026.

Affiant Signature

5/26/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of May, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026