Karen Johnson Davidson County
Batch# 1435025 DEEDQC
06/17/2026 09:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260617-0054813

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, attempted to correct the Grantee, as recited in the Deed, to Downey Development, a Tennessee general partnership, as to Lot 25, by Instrument of Correction and Quitclaim Deed of record in Instrument No. 20260504-0039426, Register's Office for Davidson County, Tennessee (the "Quitclaim Deed") , as authorized by copies of the corporate resolutions attached thereto as collective, Exhibit "A"; and,

Whereas, the said Quitclaim Deed failed to name the Grantee in the granting clause of the Quitclaim Deed.

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, to Downey Development, a Tennessee general partnership, to wit:

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.

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 37209.

Executed this 16th. Day of June, 2026.

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

By: Dawn Downey

Dawn Downey, Authorized Agent

State of Tennessee
County of Davidson

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 Nashville, Tennessee, this 16th. Day of June_, 2026.

Notary Public

My commission expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 Davidson)

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

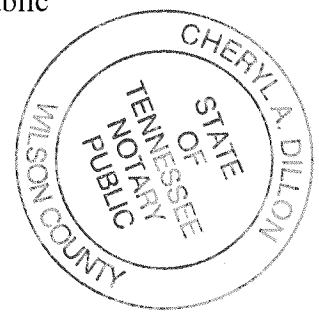
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th. day of June, 2026

Notary Public

My Commission Expires: 9/28/2026

(AFFIX SEAL)



Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 June 16, 2026 (date of document).

Affiant Signature

June 16, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

