Karen Johnson Davidson County
Batch# 1435961 DEEDWARR
06/18/2026 03:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260618-0055601

Corrective Warranty Deed

The purpose of this document is to correct the Warranty Deed previously filed on May 13, 2026 in Instrument No. 20260513-0043016, Register's Office of Davidson County, Tennessee. That deed was incorrect in that it omitted the required "Welcome Home Retention Language" per Federal Home Loan Bank of Cincinnati

ANNE MARIE SMALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $380,000.00. (*Consideration paid at Instrument No. 20260513-0043016*) Affiant Subscribed and sworn to before me, this the 18th day of June, 2026. Notary Public My commission expires: 7/2/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hallie Brown	Legends Bank	061-10-0-007.00
4000 Hutson Avenue	310 N First Street	
Nashville, TN 37216	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRENTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BALL INVESTING LLC, A MISSOURI LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HALLIE BROWN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 223 on the map of Maplewood Heights, Second Subdivision, as of record in Book 547, Page(s) 103 and 104. Register's Office for Davidson County. Tennessee.

Said part of Lot No. 223 fronts 50 feet on the Westerly side of Hutson Avenue and runs back between parallel lines, with the Northerly margin of Virginia Avenue, 300 feet to a dead line.

Being the same property conveyed to Recycled Acquisitions, LLC by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20180730-0073852 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 30, 2018.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Recycled Acquisitions, LLC, a

Tennessee Limited Liability Company of record in Instrument No. 20250708-0053738 Register's Office for Davidson County, Tennessee, dated June 30, 2025 and recorded on July 08, 2025.

Being the same property conveyed to Ball Investing LLC, a Missouri Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250710-0054294 Register's Office for Davidson County, Tennessee, dated June 30, 2025, and recorded on July 10, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years.

Grantee(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (the FHLB Cincinnati) Affordable Housing Program (AHP), must maintain ownership in this property and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the loan closing or certification of project completion.

(i) The FHLB Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given written notice of any sale, transfer assignment of title or deed such as to the Secretary of HUD, foreclosure, or refinancing of the unit by the household occurring during the AHP 5-year Retention Period.

(ii) In the case of a sale, transfer, assignment of title or deed, or refinancing of the unit by the household during the Retention Period, the Bank shall be repaid the lesser of: (A) the AHP subsidy, reduced on a pro rata basis per month until the unit is sold, transferred, or its title or deed transferred, or is refinanced, during the AHP 5-year retention period; or (B) any net proceeds from the sale, transfer, or assignment of title or deed of the unit, or the refinancing, as applicable, minus the AHP-assisted household's investment; unless one of the following exceptions applies:
1. The unit was assisted with a permanent mortgage loan funded by an AHP advance;
2. The subsequent purchaser, transferee, or assignee is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser);
3. The amount of the AHP subsidy that would be required to be repaid is $2,500 or less; or
4. Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.

(iii) The obligation to repay Subsidy to the FHLB Cincinnati shall terminate after any event of foreclosure or, conveyance by deed in lieu of foreclosure, an assignment of a Federal Housing Administration first mortgage to the Secretary of HUD, or death of the AHP-assisted homeowner.

This is improved property known as 4000 Hutson Avenue Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of JUNE, 2026.

Ball Investing LLC, a Missouri Limited Liability Company

BY: _____
Isaiah Hunter Ball, Sole Member

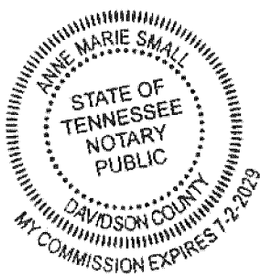
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Isaiah Hunter Ball, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Ball Investing LLC, a Missouri Limited Liability Company, that he/she acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of June, 2026.

_____
Notary Public

My Commission Expires: 7/2/29



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 6-18-26

Affiant Signature

18th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606180055601