Karen Johnson Davidson County
Batch# 1459165 DEEDQC
08/13/2026 08:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260813-0075022

DEED OF CORRECTION	STATE OF TENNESSEE COUNTY OF DAVIDSON
ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	The actual consideration or value for this transfer is $-0- Taxes, if any, were previously paid when recording the Quitclaim Deed of record in Instrument No. 20210716-0095689 in the Register's Office for Davidson County, Tennessee. Affiant Subscribed and sworn to before me, this 1st day of Aug, 2026. Notary Public My commission expires: 1/4/2027

THIS INSTRUMENT WAS PREPARED BY:
Magnolia Title & Escrow, LLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Willow Eden Fort	**New Owner**	
(NAME) 1802 Electric Avenue	(NAME)	094-02-0-141.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

To correct Quitclaim Deed of record in Instrument No. 20210716-0095689 in the Register's Office for Davidson County, Tennessee.

WHEREAS, by Quitclaim Deed dated June 29, 2021, recorded in Instrument No. 20210716-0095689 in the Register's Office for Davidson County, Tennessee (the "Prior Deed"), Michael Teague Fort, as Grantor, conveyed to Willow Eden Fort, as Grantee, certain real property having an address of 1802 Electric Avenue, Nashville, TN 37206, located in Davidson County, Tennessee, more particularly described in the Prior Deed; and,

WHEREAS, by inadvertence, omission, or mistake, the legal description of the real property conveyed by the Prior Deed omitted a proper and complete legal description; and,

WHEREAS, the parties now desire to amend the Prior Deed by substituting and replacing the legal description of the real property conveyed to effectuate the intent of the parties in the prior conveyance.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Grantor and Grantee agree to substitute and replace the legal description of the real property described in the Prior Deed with the following legal description:

1. The legal description of the real property being conveyed is:

A tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 66 on the Plan of Subdivision of the Electric Car Company's Forty Acres of Land (commonly known as the United Electric Railway Subd.), also the east 7 feet of Lot No. 65 in the same subdivision and adjoining Lot No. 66, making in all a frontage of 57-1/2 feet on the south side of Electric Avenue and running back between parallel lines 150 feet to an alley; see plan of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willow Eden Fort by Quitclaim Deed from Michael Teague Fort of record in Instrument No. 20210716-0095689 Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on July 16, 2021.

2. Pursuant to the intent of the parties, herein, and of the Prior Deed, which is most recent conveyance deed, title shall be vested in Willow Eden Fort.

3. Except as specifically modified or amended herein, all terms and provisions of the said Prior Deed shall continue and remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Deed of Correction to be effective as of this 25 day of July, 2026.

GRANTOR

Michael Teague Fort

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 Michael Teague Fort, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and seal this 25th day of July, 2026.

Notary Public
My Commission Expires: Feb 19 2029

MISTI BOSHERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTEE

Willow Eden Fort

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 Willow Eden Fort, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and seal this 7TH day of AUGUST, 2026.

Notary Public
My Commission Expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXPIRES 3-2-2027

Certificate of Authenticity

I, Karly Pickerigh, 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 **7/25/26**.

Date

Affiant Signature

8/10/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **August**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)