BOX 10-A

Karen Johnson Davidson County
Batch # 1471577 DEEDWARR
09/10/2026 01:06:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260910-0084157

This Instrument Was Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
File No. JW2026-776A

M&P: 115-06-0-101.00
NEW OWNER & SEND TAX BILLS TO: Roberts ROI, LLC, 3909 Albert Dr., Nashville, TN 37204

DEED OF CORRECTION

WHEREAS, by a Warranty Deed of record in Instrument No. 20260716-0064297, Register's Office for Davidson County, Rock Ridge Ventures, LLC, LLC, a Tennessee Limited Liability Company ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Roberts ROI, LLC, a Tennessee Limited Liability Company ("Grantee"); and

WHEREAS, said Warranty Deed contained an error in the legal description of the real estate intended to be conveyed which was therein described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of West Meade Estates, Section 4, as of record in Book 3300, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 160 feet on the southerly side of Davidson Drive and extends back 180 feet on the westerly side and 318.01 feet on the easterly line, which is a broken line, to a deadline in the rear on which it measures 196.3 feet.

Being the same property conveyed to Bonnie Hoffman, married woman by Warranty Deed from Nancy L. Radek, the legal heir of Linda D. Locke, and as Executrix of the Estate of Linda Diane Locke of record in Instrument No. 20190409-0032308 Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on April 09, 2019.

Linda D. Locke died April 4, 2018.

The Last Will and Testament of Linda Diane Locke was submitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 18P-746.

Being the same property conveyed to Bonnie Hoffman, Trustee of the Bonnie Hoffman Revocable Living Trust No. 18-07, dated March 27, 2018 by Warranty Deed from Bonnie Hoffman of record in Instrument No. 20200702-0071662 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on July 02, 2020.

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bonnie Hoffman, Trustee of the Bonnie Hoffman Revocable Living Trust No. 18-07, dated March 27, 2018 of record in Instrument No. 20260504-0039270 Register's Office for Davidson County, Tennessee, dated April 30, 2026 and recorded on May 04, 2026.

Being the same property conveyed to Rock Ridge Ventures, LLC by Warranty Deed of record in Instrument No. 20260716-0064291, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantor has requested to correct the said error herein.

NOW, THEREFORE, the Grantor, Tennessee, Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company, for the purpose of correcting said error and in consideration of the sum of No/100 ($00.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantee Rock Ridge

Ventures, LLC, a Tennessee Limited Liability Company, a certain tract of land in Davidson County, Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Units A & B of Homes at 821 and 823 Davidson Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 821 and 823 Davidson Drive, a Horizontal Property Regime, of record in Instrument Number 20260528-0048313, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Rock Ridge Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed from Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20260716-0064291, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20260716-0064297, Register Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said party hereto have hereunto set her signature on this 9 day of September, 2026.

Rock Ridge Ventures, LLC

Robert Lang, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Robert Lang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Rock Ridge Ventures, LLC, and that he as such Member of Rock Ridge Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Rock Ridge Ventures, LLC.

WITNESS my hand, at office, this 9th day of September, 2026.

REBECCA STONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Notary Public

My Commission Expires: _____

Roberts ROI, LLC

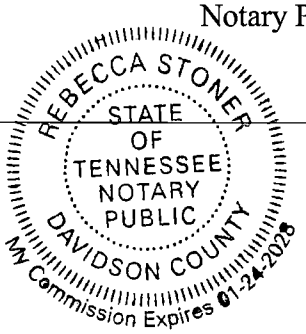
Trystan J. Roberts, Sole and Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Trystan J. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole and Managing Member of Roberts ROI, LLC, and that he as such Sole and Managing Member of Roberts ROI, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Sole and Managing Member of Roberts ROI, LLC.

WITNESS my hand, at office, this 9th day of September, 2026.

Notary Public

My Commission Expires: 

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2026.

Notary Public

My Commission Expires: 