Bill Garrett Davidson County
Batch# 70796 DEEDWARR
03/19/2018 01:20:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180319-0025723

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, Tennessee 37204

New Owner:
Nashville Homes, LLC
1113 Arrowhead Drive
Brentwood, TN 37027

Send Tax Bills to:
SAME

Map & Parcel:
148050A00200CO

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 14th day of March, 2018.

My commission expires

TACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Notary Public

DEED OF CORRECTION
WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property to **Nashville Homes, LLC,** from **Khurshid Ismoilov**, has been previously executed and recorded in Instrument Number 20171003-0101117, Register's Office for Davidson County, Tennessee,

and

WHEREAS, the said Warranty Deed was deficient or contained errors in that it conveyed the wrong unit number in the legal description and should have conveyed Unit A instead of Unit B.

NOW, THEREFORE, FOR IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, **NASHVILLE HOMES, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor, has bargained and sold, and by these presents transfer and convey unto the said **KHURSHID ISMOILOV**, hereinafter referred to as Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of The Plan of 331A-331B Dade Drive Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "F" of 331A-331B Dade Drive Townhomes, of record as Instrument Number 20170307-0022364, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20170307-0022364, Register's Office for Davidson County, Tennessee.

and

WHEREAS, the parties execute this Deed of Correction for the purpose of correcting the errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, **KHURSHID ISMOILOV**, hereinafter referred to as Grantor, have bargained and sold, and by these presents transfer and convey unto the said **NASHVILLE HOMES, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of The Plan of 331A-331B Dade Drive Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "F" of 331A-331B Dade Drive Townhomes, of record as Instrument Number 20170307-0022364, as amended in Instrument Number 20171018-0106521, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20170307-0022364, as amended in Instrument Number 20171018-0106521,, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever.

The Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except, 2018 taxes which have been prorated and are assumed by the Grantees.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whosoever.

WITNESS our hands this 14th day of March, 2018.

Khurshid Ismoilov

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of March, 2018, before me, the undersigned, personally appeared **Khurshid Ismoilov,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 11/5/18

STACEY DENSON PALMER NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

[redacted]

Nashville Homes, LLC

BY: _____
Hozan Barwari, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Hozan Barwari**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Nashville Homes, LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.