Bill Garrett Davidson County
Batch# 87514 DEEDQC
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Fees: $32.00 Taxes: $0.00
20180502-0041806

This Instrument Prepared By:
Bell Law Settlement Services, LLC
3102 West End Ave. Suite 400
Nashville, TN 37203

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20170915-0094386, Register's Office for Davidson County, Tennessee, **Classic Homes, LLC, a Tennessee Limited Liability Company, and Rojalin Joshi** (hereinafter "Grantors") conveyed a certain real property of land in Davidson County, Tennessee, to **William Brady Adams and Amanda K. Adams, husband and wife.**

Amanda K. Kearns and Amanda K. Kerns being one and the same. Amanda K. Kerns now known as Amanda K. Adams.

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ONT EH PLAN OF THE RESUBDIVISION OF THE WILCOX PROPERTY AS SHOWN ON THE PLAT ATTACHED TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE 3311 FELICIA STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, AS SHOWN OF RECORD IN INSTRUMENT NO. 20160602-0055687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CLASSIC HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND ROJALIN JOSHI, BY WARRANTY DEED FROM ROSEMARY P. JOHNSON, EVELYN P. TAYLOR, AND LINDA FAYE MIDDLETON, ALL BEING UNMARRIED, DATED MAY 9, 2016, OF RECORD IN INSTRUMENT NO. 20160509-0045703, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROY PRIMM AND WIFE, CORA LEE PRIMM, FROM THURMAN R. SHELTON AND WIFE, CORDIE F. SHELTON, BY DEED DATED JUNE 8, 1967, OF RECORD IN BOOK 4139, PAGE 853, SAID REGISTER'S OFFICE. THE SAID ROY PRIMM HAVING SINCE DIED ON OR ABOUT OCTOBER 3, 1990, LEAVING CORA LEE PRIMM AS SURVIVING TENANT BY THE ENTIRETY. THE SAID CORA LEE PRIMM HAVING SINCE DIED INTESTATE ON OR ABOUT OCTOBER 29, 2003. FURTHER BEING THE SAME PROPERTY CONVEYED TO ROSEMARY P. JOHNSON AND EVELYN P. TAYLOR AND LINDA FAYE MIDDLETON, AS TENANTS IN COMMON FROM R.B. YOUNG, TRUSTEE, BY QUITCLAIM DEED DATED APRIL 23, 2004. OF RECORD IN INSTRUMENT NO. 20040426-0046860, SAID REGISTER'S OFFICE. ALSO SEE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20040426-0046861, DATED MARCH 23, 2004, AS CORRECTED IN AFFIDAVIT OF HEIRSHIP AS THE HEIRS AT LAW OF CORA LEE PRIMM OF RECORD IN INSTRUMENT NO. 20160329-0029471 AND INSTRUMENT NO. 20160329-0029472, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 3311 FELICIA ST., NASHVILLE, TN 37209.

WHEREAS, the legal description conveyed the full Lot instead of only conveying Unit B which was intended to be conveyed;

WHEREAS, the Grantees and Grantors have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT B, AS SHOWN ON THE PLAN OF 3311 FELICIA STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME

WITH PRIVATE ELEMENTS HAVING BEEN ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF 3311 FELICIA STREET TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20160602-0055687, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLASSIC HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND ROJALIN JOSHI, BY WARRANTY DEED FROM ROSEMARY P. JOHNSON, EVELYN P. TAYLOR, AND LINDA FAYE MIDDLETON, ALL BEING UNMARRIED, DATED MAY 9, 2016, OF RECORD IN INSTRUMENT NO. 20160509-0045703, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROY PRIMM AND WIFE, CORA LEE PRIMM, FROM THURMAN R. SHELTON AND WIFE, CORDIE F. SHELTON, BY DEED DATED JUNE 8, 1967, OF RECORD IN BOOK 4139, PAGE 853, SAID REGISTER'S OFFICE. THE SAID ROY PRIMM HAVING SINCE DIED ON OR ABOUT OCTOBER 3, 1990, LEAVING CORA LEE PRIMM AS SURVIVING TENANT BY THE ENTIRETY. THE SAID CORA LEE PRIMM HAVING SINCE DIED INTESTATE ON OR ABOUT OCTOBER 29, 2003. FURTHER BEING THE SAME PROPERTY CONVEYED TO ROSEMARY P. JOHNSON AND EVELYN P. TAYLOR AND LINDA FAYE MIDDLETON, AS TENANTS IN COMMON FROM R.B. YOUNG, TRUSTEE, BY QUITCLAIM DEED DATED APRIL 23, 2004, OF RECORD IN INSTRUMENT NO. 20040426-0046860, SAID REGISTER'S OFFICE. ALSO SEE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20040426-0046861, DATED MARCH 23, 2004, AS CORRECTED IN AFFIDAVIT OF HEIRSHIP AS THE HEIRS AT LAW OF CORA LEE PRIMM OF RECORD IN INSTRUMENT NO. 20160329-0029471 AND INSTRUMENT NO. 20160329-0029472, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 3311 B FELICIA ST., NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20170915-0094386, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 28th of February, 2018.

GRANTORS:

Classic Homes, LLC

By: Renee Max, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Renee Max, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Classic Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of February, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMIS... IF ...
SEPTEM... 20...

GRANTORS:

Rojalin Joshi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Rojalin Joshi, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of April, 2018.

J Anderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2021

My commission expires: _____

GRANTEES:

William Brady Adams

Amanda K. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, William Brady Adams and Amanda K. Adams, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 19th day of January, ~~2017~~ 2018

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My commission expires: _____