This instrument was prepared by:

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Bill Garrett Davidson County
Batch# 120961 DEEDQC
07/25/2018 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180725-0072759

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Tim Reynolds P.O. Box 2365 Brentwood, Tennessee 37024	[SAME]	092-120-388.00 092-120-389.00

CORRECTIVE QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BRAVO DEVELOPMENT L.L.C.**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **TIM REYNOLDS**, an individual resident of the State of Tennessee ("Grantee"), all of its right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

The Property is improved real property located at 1901 Church Street and 1903 Church Street, Nashville, Davidson County, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This Corrective Quitclaim Deed is being executed for the purpose of correcting the property description, tax parcel references and Grantor name in the original Quitclaim Deed from Grantor to Grantee, recorded in Instrument No. 20171207-0125101, in the Register's Office for Davidson County, Tennessee. The correct property description is set forth on Exhibit A attached hereto, and the correct tax parcel references and Grantor name are set forth above.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 20 day of July, 2018.

NOTARY PUBLIC
My Commission Expires: 9.10.18

STEPHANIE EVANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Corrective Quitclaim Deed to be executed as of the 25 day of July, 2018.

GRANTOR:

BRAVO DEVELOPMENT L.L.C., a Tennessee limited liability company

By: _____
Tim Reynolds, its Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Tim Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Bravo Development L.L.C., a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 20 day of July, 2018.

Stephanie Evans
Notary Public

My Commission Expires: 9.10.18

STEPHANIE EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in the Urban Services District of Nashville, Davidson County, Tennessee, located in the southwesterly quadrant of Church Street and Nineteenth Avenue North, being Lot 1 as shown on a Re-Subdivision of a portion of Lot 152, John Boyd Home Place of record in Plat Book 6050, page 166, Register's Office for Davidson County, Tennessee and Parcel Nos. 388 and 389, as shown on Metro Property Map 92-12, and being more particularly described according to an ALTA/ACSM Land Title Survey by Judy L. Judson, Tennessee Registered Land Surveyor No. 1935, dated April 3, 2015, as follows:

BEGINNING in the southwesterly quadrant of the intersection of Church Street and Nineteenth Avenue North:

THENCE, with the westerly right-of-way line of Nineteenth Avenue North, S 30° 15' 06" E, 173.41 feet to the northerly right-of-way line of Alley No. 379;

THENCE, with said northerly right-of-way line, S 59° 16' 45" W, 140.18 feet to the common corner of Lot 1 and Lot 2 of said Re-Subdivision plat;

THENCE, leaving said right-of-way line and with the common line of Lot 1 and Lot 2 the following calls:

N 30° 15' 42" W, 120.46 feet,
S 60° 13' 27" W, 0.35 feet,
N 30° 19' 13" W, 3.40 feet,
S 59° 44' 42" W, 32.18 feet,
N 30° 32' 25" W, 49.28 feet to the southerly right-of-way line of Church Street,

THENCE, with said southerly right-of-way line, N 59° 16' 43" E, 172.98 feet to the Point of BEGINNING,

Continuing 25, 925 square feet or 0.60 acre more or less.

Being a part of the same property conveyed to Bravo Development L.L.C. by Quitclaim Deed of record in Instrument No. 20150508-0042209, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

