This Instrument Prepared By:

Bell Law Settlement Services, LLC
3102 West End Ave.
Suite 400
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 131815 DEEDQC
08/21/2018 03:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180821-0083021

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20170802-0078439, Register's Office for Davidson County, Tennessee, **J&K Hunter Partners, LLC** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **Erica Bodenstine** ("Grantees").

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:

A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A ON THE PLAN OF 1220 LILLIAN STREET TOWNHOMES, AS SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE 1220 LILLIAN STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20160302-0020139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO J & K HUNTER PARTNERS, LTD BY DEED FROM ERSEL COOPER, RECORDED ON OCTOBER 22, 2015, OF RECORD AS INSTRUMENT NO. 20151022-0107588, SAID REGISTER'S OFFICE. BEING THE SAME PROPERTY CONVEYED TO ERSEL T. COOPER BY DEED FROM MARTIN T. BINKLEY AND WIFE, AVA B. BINKLEY, DATED APRIL 17, 1998, OF RECORD IN BOOK 10893, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS IS IMPROVED PROPERTY KNOWN AS 1218 LILLIAN ST., NASHVILLE, TENNESSEE 37206.

WHEREAS, the legal description conveyed Unit A instead of 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:

A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B ON THE PLAN OF 1220 LILLIAN STREET TOWNHOMES, AS SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE 1220 LILLIAN STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20160302-0020139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO J & K HUNTER PARTNERS, LTD BY DEED FROM ERSEL COOPER, RECORDED ON OCTOBER 22, 2015, OF RECORD AS INSTRUMENT NO. 20151022-0107588, SAID REGISTER'S OFFICE. BEING THE SAME PROPERTY CONVEYED TO ERSEL T. COOPER BY DEED FROM MARTIN T. BINKLEY AND WIFE, AVA B. BINKLEY, DATED APRIL 17, 1998, OF RECORD IN BOOK 10893, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS IS IMPROVED PROPERTY KNOWN AS 1218 LILLIAN ST., NASHVILLE, TENNESSEE 37206.

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. 20170802-0078439, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 6th of August, 2018.

GRANTORS:

J & K Hunter Partners, LLC

By: Jeff Hunter (Member)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jeff Hunter as authorized agent for J & K Hunter Partners, LLC, 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 6th day of AUGUST, 2018

Notary Public

NIRAJ VAIDYA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 3-8-22

GRANTEES:

Erica Bodenstine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Erica Bodenstine, 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 6TH day of AUGUST, 2018

Notary Public

My commission expires: 3-8-22

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19