Karen Johnson Davidson County
Batch# 194304 DEEDQC
02/12/2019 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190212-0013004

True Copy Certification

I, Matthew Gardner, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Matthew Gardner

State of Colorado

County of Denver

Personally appeared before me, Trent Groom, a notary public for this county and state. Matthew Gardner 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: 06/30/2020

Notary Seal

TRENT GROOM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164024883
MY COMMISSION EXPIRES 06/30/2020

Return/tax address:
Bryan T. Nance, Trustee
1481 S. Lincoln Street
Denver, CO 80210

This instrument prepared by:
The Law Office of
Matthew Gardner LLC
1800 Glenarm Place, 1203
Denver CO 80202

DEED OF CORRECTION

THIS DEED, executed this 31 day of December 2018 in order to correct the following error: incorrect name of grantee
in the QUITCLAIM DEED, dated November 14, 2018 and recorded on November 28, 2018 as Batch# 167696 DEEDQC, Instrument Number 20181128-0115932 at the Register of Deeds of Davidson County, Tennessee, by the grantor,
Bryan T. Nance
1481 S. Lincoln Street
Denver, CO 80210

to the grantee,
Bryan T. Nance and Jennifer Steinman, Trustees of the
Steinance Living Trust, dated November 14, 2018
1481 S. Lincoln Street
Denver, CO 80210

for and in consideration of: $1.00 or one dollar – exempt from transfer tax under T.C.A. as a transfer of real estate to a revocable living trust, for which conveyance tax of $0.00 or zero dollars was paid, as recorded in the deed cited above, WITNESSETH that the grantor hereby confirms the above conveyance, including all covenants and warranties stated therein, of the following piece of property, located in the municipality of Nashville, County of Davidson, Tennessee – legally described as:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property.

Being the same property conveyed to Bryan T. Nance by deed of record in the Register's Office of Davidson County, Tennessee in Instrument Number 20160302-0020005.

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

Map and parcel number: MAP 83-14 PARCEL 257.00

Property address: 319 S. 17th Street, Nashville, Tennessee 37206

Source of title: Being the same property conveyed to Bryan T. Nance by deed of record in the Register's Office of Davidson County, Tennessee in Instrument Number 20160302-0020005.

THIS CONVEYANCE is made subject to: Subject to all the conditions and restrictions recorded in Plat Book 57, Page 130 in the Register's Office for Davidson County, Tennessee.

IN WITNESS whereof, the said parties have signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Bryan T. Nance
Grantor

STATE OF COLORADO)
) ss.:
COUNTY OF Denver)

On December 31st 2018, Bryan T. Nance personally appeared before me, a notary public, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

LINDSAY OLIVIA JONES
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184026578
MY COMMISSION EXPIRES JUN 26, 2022

Witness my hand and official seal.
My commission expires:

Jun. 26th 2022

Notary Public