Karen Johnson Davidson County
Batch# 200710 DEEDWARRSP
03/01/2019 09:30:12 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190301-0018630

THIS INSTRUMENT WAS PREPARED BY:
Settlement Services of Nashville, LLC
302 Innovation Drive, Suite 260
Franklin, Tennessee 37067

INSTRUMENT OF DEED OF CORRECTION

WHEREAS, by a Special Warranty Deed of record in Instrument No. 20190211-0012633, Register's Office for Davidson County, Tennessee, NVR, Inc., a Virginia Corporation T/A Ryan Homes ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Mohamed Adams, married ("Grantee"); and

WHEREAS, by inadvertent and mutual mistake, said Special Warranty Deed contained an error in the Grantee's vesting which is therein described as follows:

Mohamed Adams, married

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, NVR, Inc., a Virginia Corporation T/A Ryan Homes, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **does hereby transfer and convey its interest unto Mohamed Adams and Alaa Ahmad Altobal, husband and wife, Grantees, the following described parcel of land in Davidson County, Tennessee:**

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Belle Arbor PUD Phase 4 (Formerly known as Victory Village PUD) of record in Instrument No. 20180503-0042421 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., a Virginia Corporation, by Deed dated October 19, 2018, from Eatherly/Ring Joint Venture, a Tennessee joint venture, of record in Instrument No. 20181022-0104408 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. 2019 Taxes and assessments have been prorated between Grantor and Grantee. Taxes and assessments for the year 2019, and subsequent years, remain a lien not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20180503-0042421 Register's Office for Davidson County, Tennessee.

c. Declaration of Restrictive Covenants for Belle Arbor Subdivision of record in Instrument No. 20100203-0008782, corrected and amended in Instrument No. 20160225-0018112, Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of

Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument No. 20171116-0117974, as corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 Register's Office for Davidson County, Tennessee.

d. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052; Instrument No. 20100903-0070291; Instrument No. 20170918-0095214; Instrument No. 20170918-0095216 and Instrument No. 20171130-0122273 Register's Office for Davidson County, Tennessee.

e. Subject to easements of record in Book 6181, page 43 Register's Office for Davidson County, Tennessee.

f. Subject to Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6218, page 217 Register's Office for Davidson County, Tennessee.

g. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160128-0008211 and Instrument No. 20160128-0008261 Register's Office for Davidson County, Tennessee.

h. Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948 Register's Office for Davidson County, Tennessee.

i. Quitclaim Deed to Belle Arbor Homeowner's Association, Inc., a Tennessee corporation, of record in Instrument No. 20180410-0033776, Register's Office for Davidson County, Tennessee.

j. Subject to rights of others in and to common areas/elements.

k Subject to lien for special assessments contained in DCCR's/Master Deed.

l. All other easements and restrictions of record.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Special Warranty Deed of record in Instrument No. 20190211-0012633, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the vesting of Grantees, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct vesting of Grantee, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 20 day of February, 2019.

GRANTOR:

NVR, INC., a Virginia Corporation,
trading as Ryan Homes

By: Jon Cherry, Appointed Vice-President

GRANTEE:

Mohamed Adams

Alaa Ahmad Altobal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Jon Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the Appointed Vice-President of NVR, Inc., a Virginia corporation, trading as Ryan Homes ("the maker"), or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26 day of February, 2019.

Notary Public

My Commission Expires: 12/6/21

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohamed Adams and Alaa Ahmad Altobal, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of February, 2019.

Notary Public

My Commission Expires: 12/6/21

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2019.

Notary Public

My Commission Expires: 12/6/21

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY