PREPARED BY AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37027
File No.:

INSTRUMENT FOR CORRECTION OF WARRANTY DEED

Karen Johnson Davidson County
Batch# 208331 DEEDWARR
03/21/2019 10:57:08 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190321-0025737

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00
Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2019.
NOTARY PUBLIC
My Commission Expires

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Hunter Marckwardt and wife, Kimberly P. Marckwardt 1074A Zophi Street Nashville, TN 37216	New Owner	072-06-0-N-001.00 CO

WHEREAS by Warranty Deed of record in **20190122-0005755**, Register's Office for **Davidson** County, **Tennessee, NASH BNB, LLC, a Tennessee limited liability company,** conveyed property described therein to **Thomas Hunter Marckwardt and wife, Kimberly P. Marckwardt;** and

WHEREAS, by inadvertence, typographical and mutual mistake, said deed contains an error in the legal description of the land which was intended to be conveyed, and in reference to the Street Address of the property, the Address of New Owner, as well as the Map and Parcel Number of the subject property, which were all therein described as follows:

> Land in Davidson County, Tennessee, being Unit 1074 B on the plan of 1074 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants Conditions and Restrictions at Instrument No. 20150623-0060251, in the Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Nash bnb, LLC by Quitclaim Deed from David James Lawver a/k/a David Lawver, LLC, of record in Instrument Number 20171002-0100773, Register's Office for Davidson County, Tennessee.

WHEREAS, by inadvertence, typographical and mutual mistake, said deed also contains errors in referencing the property address and Map and Parcel number, as follows:

ADDRESS OF NEW OWNER:
Thomas Hunter Markwardt and wife,
Kimberly P. Markwardt
1074B Zophi Street
Nashville, TN 37216

MAP - PARCEL NUMBER
072-06-0-N-002.00 CO

WHEREAS, an Amendment to the Plat of the 1074 Zophi Townhomes was recorded in Instrument No. 20181228-0125211, said Register's Office. Said Amendment revises the Plat previously filed as Exhibit "B", to Instrument No. 20150623-0060251, in that the previously designated Unit "A" is now Unit "B", and the previously designated Unit "B" is now Unit "A". The filing of the Amendment with the revised Plat does not change the already established Street or Mailing Address or Map and Parcel Number for each Unit. The Amended Plat changes the legal description for each property in regard to the designation as Unit "A" or Unit "B" only.

NOW, THEREFORE, in order to correct said inadvertence, typographical errors and mutual mistakes, mentioned above, this Instrument for Correction is made, and **NASH BNB, LLC and David Lawver, Grantor(s),** for the consideration expressed in said former deed and for the purpose of making corrections, has bargained and sold and by these presents do transfer and convey unto the said Grantee(s), Thomas Hunter Marckwardt and wife, Kimberly P. Marckwardt, their heirs and assigns a certain tract of land that is hereby agreed and understood to be correctly described, together with Address of New Owner and Map and Parcel Number, as follows:

Land in Davidson County, Tennessee, being Unit 1074 B on the plan of 1074 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements, the Declaration of Covenants Conditions and Restrictions which are of record in Instrument No. 20150623-0060251, **AS REVISED BY AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1074 ZOPHI STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME, WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NUMBER 20181228-0125211**, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the property which was intended to be conveyed by Nash bnb, LLC to Thomas Hunter Marckwardt and wife, Kimberly P. Marckwardt by Warranty Deed of record in Instrument Number 20190122-0005755, Register's Office for Davidson County, Tennessee. David Lawver joins in this conveyance for the purpose of conveying any and all of his interest in and to subject property which may have, whatsoever.

ADDRESS OF NEW OWNER (Street Address):
Thomas Hunter Marckwardt and wife,
Kimberly P. Marckwardt
1074A Zophi Street
Nashville, TN 37216

MAP AND PARCEL NUMBER:
072-06-0-N-001.00 CO

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, in the fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in **20190122-0005755**, Register's Office for **Davidson** County, **Tennessee**, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[COUNTERPART SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 12 day of March, 2019.

Thomas Henry Marckwardt

Kimberly P. Marckwardt

STATE OF California
COUNTY OF Contra Costa

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas Henry Marckwardt and Kimberly P. Marckwardt,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and seal on this the 12 day of March, 2019.

Notary Public

My Commission Expires: 4/5/20

SHANNON C. VICENCIO
Commission # 2145614
Notary Public - California
Contra Costa County
My Comm. Expires Apr 5, 2020

SHANNON C. VICENCIO
Commission # 2145614
Notary Public - California
Contra Costa County
My Comm. Expires Apr 5, 2020

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

On March 12, 2019 before me, Shannon Vicencio, Notary Public,
(here insert name and title of the officer)

personally appeared Thomas Henry Morewood and Kimberly P. Morewood,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

SHANNON C. VICENCIO
Commission # 2145614
Notary Public - California
Contra Costa County
My Comm. Expires Apr 5, 2020