QUITCLAIM DEED OF CORRECTION

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $- 0 -.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2019.

Notary Public

Commission Expires 3/2/21

AMY HALE STATE OF TENNESSEE NOTARY PUBLIC COUNTY (Official Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 231733 DEEDQC
05/17/2019 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190517-0046980

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBERS:
Jones Construction, LLC 3732 Moss Rose Drive Nashville, TN 37216	Owner	See Attached

WHEREAS, **E. P. DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantor") intended to convey to **J CORE PROPERTIES, LLC**, a Tennessee liability company ("Grantee"), the property described in the Quitclaim Deed from Grantor to Grantee of record in Instrument No. 20190429-0039252, in the Register's Office for Davidson County, Tennessee, but an error was contained in said Quitclaim Deed in that the signature block for Grantor therein contained a signature line for Grantee instead of Grantor, and was thus executed in that manner, such that it is incumbent upon the parties for Grantor to execute and deliver this Quitclaim Deed of Correction to correct the defective signature of Grantor and in the process revise the legal description of the property conveyed,

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **E. P. DEVELOPMENT, LLC, a Tennessee limited liability company** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **J CORE PROPERTIES, LLC, a Tennessee *limited liability* company** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229 and 230 of Phase 2-B of Matlock Townhomes, being Private Elements within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939 (which adds Phase 2-B, and depicts the above-referenced Units on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 2-B); Instrument No. 20111228-0101458; and Instrument No. 20170612-0058618, and further including the rights, uses, and benefits in the Common Elements and Limited Common Elements incident to ownership of said Units as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

AND

Land in Davidson County, Tennessee, being Unit Nos. 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, and 314 of Phase 3-A of Matlock Townhomes, being Private Elements within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458; and Instrument No. 20170612-0058618 (which adds Phase 3-A, and depicts the above-referenced Units on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 3-A), and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Units as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grantor herein by J2K Builders, LLC, of record in Instrument No. 20180504-0042957, in the Register's Office for Davidson County, Tennessee, this Quitclaim Deed of

Correction superseding the Quitclaim Deed purported to have been from Grantor to Grantee herein of record in Instrument No. 20190429-0039252 in said Register's Office.

This is unimproved property known by the addresses shown on the Attachment hereto.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of May, 2019.

E. P. DEVELOPMENT LLC, a Tennessee limited Liability company, Grantor

By: _____
H. Jason Phillips, Manager

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named H. Jason Phillips, with who I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged himself to be Manager of E. P. DEVELOPMENT, LLC, a Tennessee limited liability company, the within named bargainor, and in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did for and on behalf of said bargainor, as its President, being duly authorized so to do, freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2019.

Commission Expires: 3/2/21

_____
NOTARY PUBLIC

AMY HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

ATTACHMENT
PARCEL ID NUMBERS

PHASE 2-B:

LOT NUMBER	PARCEL ID NUMBER	STREET ADDRESS	CITY	STATE	ZIP
LOT 213	163160C21300CO	2312 SMEDLEY LN	ANTIOCH	TN	37013
LOT 214	163160C21400CO	2310 SMEDLEY LN	ANTIOCH	TN	37013
LOT 215	163160C21500CO	2308 SMEDLEY LN	ANTIOCH	TN	37013
LOT 216	163160C21600CO	2306 SMEDLEY LN	ANTIOCH	TN	37013
LOT 217	163160C21700CO	2304 SMEDLEY LN	ANTIOCH	TN	37013
LOT 218	163160C21800CO	2302 SMEDLEY LN	ANTIOCH	TN	37013
LOT 219	163160C21900CO	2300 SMEDLEY LN	ANTIOCH	TN	37013
LOT 220	163160C22000CO	1114 WATERBURG LN	ANTIOCH	TN	37013
LOT 221	163160C22100CO	1116 WATERBURG LN	ANTIOCH	TN	37013
LOT 222	163160C22200CO	1118 WATERBURG LN	ANTIOCH	TN	37013
LOT 223	163160C22300CO	1120 WATERBURG LN	ANTIOCH	TN	37013
LOT 224	163160C22400CO	1122 WATERBURG LN	ANTIOCH	TN	37013
LOT 225	163160C22500CO	1124 WATERBURG LN	ANTIOCH	TN	37013
LOT 226	163160C22600CO	1126 WATERBURG LN	ANTIOCH	TN	37013
LOT 227	163160C22700CO	1128 WATERBURG LN	ANTIOCH	TN	37013
LOT 228	163160C22800CO	1130 WATERBURG LN	ANTIOCH	TN	37013
LOT 229	163160C22900CO	1132 WATERBURG LN	ANTIOCH	TN	37013
LOT 230	163160C23000CO	1134 WATERBURG LN	ANTIOCH	TN	37013

PHASE 3-A:

LOT NUMBER	PARCEL ID NUMBER	STREET ADDRESS	CITY	STATE	ZIP
LOT 301	163160C30100CO	1133 WATERBURG LN	ANTIOCH	TN	37013
LOT 302	163160C30200CO	1135 WATERBURG LN	ANTIOCH	TN	37013
LOT 303	163160C30300CO	1137 WATERBURG LN	ANTIOCH	TN	37013
LOT 304	163160C30400CO	1125 WATERBURG LN	ANTIOCH	TN	37013
LOT 305	163160C30500CO	1123 WATERBURG LN	ANTIOCH	TN	37013
LOT 306	163160C30600CO	1121 WATERBURG LN	ANTIOCH	TN	37013
LOT 307	163160C30700CO	1113 WATERBURG LN	ANTIOCH	TN	37013
LOT 308	163160C30800CO	1115 WATERBURG LN	ANTIOCH	TN	37013
LOT 309	163160C30900CO	1117 WATERBURG LN	ANTIOCH	TN	37013
LOT 310	163160C31000CO	1119 WATERBURG LN	ANTIOCH	TN	37013
LOT 311	163160C31100CO	1846 ISABELLE LN	ANTIOCH	TN	37013
LOT 312	163160C31200CO	1844 ISABELLE LN	ANTIOCH	TN	37013
LOT 313	163160C31300CO	1842 ISABELLE LN	ANTIOCH	TN	37013
LOT 314	163160C31400CO	1840 ISABELLE LN	ANTIOCH	TN	37013

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT. 7, 2020

Notary Signature

My Commission Expires: September 7, 2020