SEND TAX BILLS TO:

Avondale Park Owners' Association, Inc.
c/o Ghertner & Company
50 Vantage Way, Ste. 100
Nashville, TN 37228-1553

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
109 N Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-05196

FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED AND NO TAX ADVICE GIVEN

Map/Group/Parcel: SEE EXHIBIT "A" FOR TAX PARCEL INFORMATION

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 245067 **DEEDQC**
06/18/2019 11:59:45 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20190618-0058614

DEED OF CORRECTION

WHEREAS, **AVONDALE RESIDENTIAL, INC., a Tennessee corporation** ("Grantor"), has heretofore executed to **AVONDALE PARK OWNERS' ASSOCIATION, INC.** ("Grantee"), a certain quitclaim deed of record in Instrument Number 20170130-0009317, Register's Office for Davidson County, Tennessee; and,

WHEREAS, by mutual mistake, said Deed contained a parcel of land in the legal description that was not intended to be included, to wit: Tax Parcel 141-05-0A-916.00 and more particularly described as that certain tract or parcel of land shown as "OPEN SPACE A" on the plat entitled Final Plat Avondale Park Phase 1, Section 1B and of record at Instrument No. 20120321-0024110 in the Register's Office for Davidson County, Tennessee was inadvertently and erroneously included in said legal description; and,

NOW, THEREFORE, for and in consideration of the sum of One Dollars ($1.00), cash in hand paid, and for the purpose of correcting the error, **AVONDALE RESIDENTIAL, INC., a Tennessee corporation,** does hereby quitclaim and convey unto **AVONDALE PARK OWNERS' ASSOCIATION, INC.,** its successors and assigns, forever, all interest in and to the following tracts or parcels of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

AVONDALE PARK OWNERS' ASSOCIATION, INC. joins in this instrument to consent to the correction of the legal description and, to the extent necessary to correct the mutual mistake described herein, does hereby quitclaim and convey to **AVONDALE RESIDENTIAL, INC., a Tennessee corporation,** its successors and assigns, forever, all interest in and to Tax Parcel 141-05-0A-916.00 and more particularly described as that certain tract or parcel of land shown as "OPEN SPACE A" on the plat entitled Final Plat Avondale Park Phase 1, Section 1B and of record at Instrument No. 20120321-0024110 in the Register's Office for Davidson County, Tennessee (Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20100420-0029547 in said Register's Office), which conveyance is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representatives, this the 5th day of ~~May,~~ June 2019.

AVONDALE RESIDENTIAL, INC.

By: Michael M. Smith

Print Name: Michael M. Smith

Title: Director

AVONDALE PARK OWNERS' ASSOCIATION, INC.

By: Leigh Shepherd

Print Name: Leigh Shepherd

Title: Managing Member Board of Directors

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF Walton

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Michael M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Director of **AVONDALE RESIDENTIAL, INC.**, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized agent.

WITNESS my hand and official seal at office, this 5th day of ~~May~~ June, 2019.

Notary Public State of Florida
Bryan J Kiefer
My Commission GG 135728
Expires 12/13/2021

NOTARY PUBLIC

My comm. expires: 12/13/2021

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF Walton

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Leigh Shepherd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Managing Member Board of Directors of **AVONDALE PARK OWNERS' ASSOCIATION, INC.**, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized agent.

WITNESS my hand and official seal at office, this 5th day of ~~May~~ June, 2019.

Notary Public State of Florida
Bryan J Kiefer
My Commission GG 135728
Expires 12/13/2021

NOTARY PUBLIC

My comm. expires: 12/13/2021

****

The actual consideration given for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me this 14th day of May, 2019.

GREGORY S. GILL
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My comm. expires: 12-20-22

EXHIBIT "A"

Legal Descriptions

Tract 1—Tax Parcels 141-05-0A-900.00, 901.00, 902.00 & 903.00

All tracts or parcels of land shown as "OPEN SPACE A", "OPEN SPACE B", "OPEN SPACE C" and "OPEN SPACE D" on the plat entitled Final Plat Avondale Park Phase 1, Section 1A and of record at Instrument No. 20080226-0018937 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 2—Tax Parcel 141-05-0A-917.00

A tract or parcel of land shown as "OPEN SPACE B" on the plat entitled Final Plat Avondale Park Phase 1, Section 1B and of record at Instrument No. 20120321-0024110 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20100420-0029547 in said Register's Office.

Tract 3— Tax Parcel 141-05-0A-906.00

A tract or parcel of land shown as "OPEN SPACE A" on the plat entitled Final Plat Avondale Park Phase 1, Section 3 and of record at Instrument No. 20090318-0024198 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 4— Tax Parcel 141-05-0A-905.00

All tracts or parcels of land shown as "OPEN SPACE A" on the plat entitled Final Plat Avondale Park Phase 1, Section 2 and of record at Instrument No. 20081218-0121117 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 5—Tax Parcels 141-05-0A-918.00 & 919.00

All tracts or parcels of land shown as "OPEN SPACE & P.U.D.E." on the plat entitled Final Plat Avondale Park Boulevard Right of Way Dedication and of record at Instrument No. 20140722-0064838 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20131218-0127661 in said Register's Office.

Tract 6—Tax Parcel 141-05-0A-904.00

A tract or parcel of land shown as "OPEN SPACE" on the plat entitled Final Plat Revision Avondale Park Phase 1, Section 4 and of record at Instrument No. 20090318-0024196 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 7—Tax Parcels 141-05-0A-908.00 & 909.00

All tracts or parcels of land shown as "OPEN SPACE A" and "OPEN SPACE B" on the plat entitled Final Plat Avondale Park Phase 2, Section 1 and of record at Instrument No. 20110208-0011105 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20100420-0029547 and by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 8—Tax Parcels 141-05-0A-907.00 & 912.00

All tracts or parcels of land shown as "OPEN SPACE A" and "OPEN SPACE B" on the plat entitled Final Plat Avondale Park Phase 2, Section 3A and of record at Instrument No. 20101005-0079393 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20041207-0145661 and 20100420-0029547 in said Register's Office.

Tract 9—Tax Parcels 141-05-0A-913.00 & 914.00

All tracts or parcels of land shown as "OPEN SPACE A" and "OPEN SPACE B/P.U.D.E." on the plat entitled Final Plat Avondale Park Phase 2, Section 3B and of record at Instrument No. 20110208-0011099 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 10—Tax Parcels 141-05-0A-910.00, 911.00 & 915.00

All tracts or parcels of land shown as "OPEN SPACE A", "OPEN SPACE B" and "OPEN SPACE C" on the plat entitled Final Plat Avondale Park Phase 2, Section 4 and of record at Instrument No. 20110208-0011100 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20100420-0029547 in said Register's Office.

Tract 11—Part of Parcel 10 on Davidson County Tax Map 141

A tract or parcel of land shown as "OPEN SPACE A", including, without limitation, the three swimming pools, cabana building and any other improvements at 2081 Leeds Lane, Nashville, TN 37221 or otherwise located thereon, on the plat entitled Final Plat Avondale, Phase 3, Section 2 and of record at Instrument No. 20151007-0102442 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20131218-0127661 in said Register's Office.