THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
MAGNOLIA TITLE & ESCROW, INC.
1104 Fatherland St.
Nashville, TN 37206

INSTRUMENT FOR CORRECTION OF WARRANTY DEED

Karen Johnson Davidson County
Batch# 257190 DEEDWARR
07/15/2019 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190715-0069034

STATE OF TENNESSEE
COUNTY OF Davidson

TRANSFER TAX PREVIOUSLY PAID UNDER INSTRUMENT NO. 20190322-0026342, RODC.

Traci Sellers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF ~~APRIL~~ JULY 2019.

Leslie Garside
NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Michael Williams	Same as New Owner	044-050-C-002.00
99B Ensley Ave.		
Old Hickory, TN 37138		

WHEREAS by Warranty Deed of record in Instrument No. 20190322-0026342, Register's Office for Davidson County, Tennessee, **VANWEBBER, LLC, a Tennessee limited liability company AND STILLWATER CONSTRUCTION AND DEVELOPMENT, LLC, a Tennessee limited liability company ("GRANTOR")** conveyed the property described therein to **ZACHARY MICHAEL WILLIAMS, UNMARRIED ("GRANTEE");** and

WHEREAS, by inadvertence, typographical error and mutual mistake, said deed of conveyance conveyed an incorrect parcel of property; and

NOW, THEREFORE, in order to correct said conveyance, this Instrument for Correction is made, and **VANWEBBER, LLC, a Tennessee limited liability company AND STILLWATER CONSTRUCTION AND DEVELOPMENT, LLC, a Tennessee limited liability company**, for the consideration expressed in said former deed, has bargained and sold and by these presents does hereby transfer and convey unto the Grantee, **ZACHARY MICHAEL WILLIAMS, UNMARRIED,** his heirs and assigns that certain tract of land which is hereby agreed and understood that the legal description is to be correctly described as follows (the entire, correct, legal description is being repeated herein for clarification):

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 99 B ENSLEY AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 99 B ENSLEY AVENUE, a Horizontal Property Regime, of record in Instrument Number 20180102-0000492, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Van Webber, LLC and Stillwater Construction and Development, LLC, by Warranty Deed, and corrected by Affidavit, of record in Instrument Nos. 20170929-0100012 and 20171024-0109019, in the Register's Office of Davidson County, Tennessee, dated September 27, 2017 and recorded on September 29, 2017.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, his 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 Instrument No. 20190322-0026342, 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.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 3rd day of July, 2019.

VanWebber, LLC, Grantor

By: Richard Van Kluyve
Its: Member Manager

Stillwater Construction and Development, LLC, Grator

By: Anthony Mitchell
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Van Kluyve, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Member Manager of VanWebber, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member Manager.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 1/3/23

STATE OF TENNESSEE
COUNTY OF Davidson.

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Anthony Mitchell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Member of Stillwater Construction and Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of July, 2019.

Shannon ONeill
NOTARY PUBLIC

My Commission Expires: 11/3/2020.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

