Karen Johnson Davidson County
Batch# 262164 DEEDQC
07/25/2019 10:29:48 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190725-0073102

DEED OF CORRECTION AND QUITCLAIM DEED

STATE OF TENNESSEE, CO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me this 24th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32434

R&R to:

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sarah Pham Catherine Pham 203 Thompson Park Drive Nashville, TN 37211	Pinnacle Bank Attn: Raneka Norfleet 4403 Elvis Presley Blvd Memphis, TN 38116	119-10-0B-002.00 CO

WHEREAS, by Warranty Deed of record in Instrument No. 20190530-0051518, Register's Office for Davidson County, Tennessee (hereinafter the "Deed") 100 Thompson, LLC, a Tennessee limited liability company (hereinafter the "Grantor") conveyed certain real property of land in Davidson County, Tennessee to Sarah Pham and Catherine Pham, married to each other, (hereinafter the "Grantee").

WHEREAS, by inadvertence and mutual mistake, the legal description incorrectly described the property to be conveyed which was described as follows;

LAND in Davidson County, Tennessee, being Unit No. 1, on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489, and Instrument No. 20181207-0119643, establishing Horizontal Property Regime with Private Elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

BEING a portion of the same property conveyed to 100 Thompson, LLC, a Tennessee limited liability company by Quitclaim Deed for Combining Property Into One Map And Parcel Number from 100 Thompson, LLC, a Tennessee limited liability company, of record on November 7, 2017 in Instrument No. 20171107-0114433, Register's Office for Davidson County, Tennessee. Also see Deed of Correction recorded on November 14, 2017 in Instrument No. 20171114-0116887, and corrected by Instrument recorded on March 14, 2019 in Instrument No. 20190314-0023430, Register's Office for Davidson County, Tennessee.

WHEREAS, the legal description contained Lot No. 1 instead of Lot No. 2 which was intended to be conveyed;

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

LAND in Davidson County, Tennessee, being Unit No. 2, on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489, and Instrument No. 20181207-0119643, establishing Horizontal Property Regime with Private Elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

BEING a portion of the same property conveyed to 100 Thompson, LLC, a Tennessee limited liability company by Quitclaim Deed for Combining Property Into One Map And Parcel Number from 100 Thompson, LLC, a Tennessee limited liability company, of record on November 7, 2017 in Instrument No. 20171107-0114433, Register's Office for Davidson County, Tennessee. Also see Deed of Correction recorded on November 14, 2017 in Instrument No. 20171114-0116887, and corrected by Instrument recorded on March 14, 2019 in Instrument No. 20190314-0023430, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20190530-0051518, Register's Office for Davidson County, Tennessee.

[SIGNATURES COMMENCE ON PAGE 3]

WITNESS my/our hand(s) this 22nd day of July, 2019.

GRANTEES:

Sarah Pham

Catherine Pham

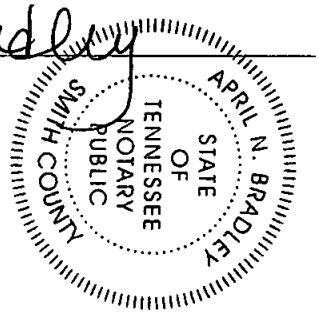
STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Sarah Pham and Catherine Pham, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on the 22nd day of July, 2019.

Notary Public

My Commission Expires: 9-13-2021



WITNESS my hand(s) this 22nd day of July, 2019.

GRANTOR:

100 Thompson, LLC, a Tennessee limited liability company

BY: _____
Patrick H. Poole
Its: Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Patrick H. Poole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of 100 Thompson, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of 100 Thompson, LLC, a Tennessee limited liability company, by himself as said Authorized Representative.

Witness my hand and official seal on July 22, 2019.

_____
Notary Public

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY