Karen Johnson Davidson County
Batch# 301404 DEEDWARRSP
10/16/2019 09:09:40 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191016-0105948

THIS INSTRUMENT WAS PREPARED BY:
Settlement Services of Nashville, LLC
302 Innovation Drive, Suite 260
Franklin, Tennessee 37067

INSTRUMENT OF DEED OF CORRECTION

WHEREAS, by a Special Warranty Deed of record in Instrument No. 20190927-0098540, Register's Office for Davidson County, Tennessee, NVR, Inc., a Virginia Corporation T/A Ryan Homes ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Lakita Taylor, a married woman and James Edward Wilkerson Jr., ("Grantee"); and

WHEREAS, by inadvertent and mutual mistake, said Special Warranty Deed contained an error in the Grantee's vesting which is therein described as follows:

Lakita Taylor, a married woman and James Edward Wilkerson Jr.

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, NVR, Inc., a Virginia Corporation T/A Ryan Homes, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **does hereby transfer and convey its interest unto Lakita Taylor, a married woman, Grantee, the following described parcel of land in Davidson County, Tennessee:**

Land in Davidson County, Tennessee, being Unit No. 813 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525 as amended by the First Supplement The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931 and amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190807-0078437, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, dated June 3, 2019, of record in Instrument No. 20190606-0053999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. Taxes and assessments for the year 2019, and subsequent years, not yet due and payable.

b. All matters shown on the Site Plan attached as Exhibit 2 to the First Supplement The Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181220-0123931 and amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements in Instrument No. 20190807-0078437, Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, as amended by the First Supplement The Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931 and further amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements in Instrument No. 20190807-0078437, Register's Office for Davidson County, Tennessee.

d. Charter for Summer Glen Townhomes Owner's Association, Inc. of record in Instrument No. 20180116-0004507, Register's Office for Davidson County, Tennessee.

e. By-Laws for Summer Glen Townhomes Owner's Association, Inc., attached as Exhibit "C" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee.

f. Sewer Easements of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664, Register's Office for Davidson County, Tennessee.

g. Public Utilities Easement of record in Instrument No. 20020828-0104004, Register's Office for Davidson County, Tennessee.

h. Maintenance obligations with respect to the common areas of Summerfield of record in Instrument No. 20010308-0021946, Register's Office for Davidson County, Tennessee.

i. Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument No. 20161230-0137500, Register's Office for Davidson County, Tennessee.

j. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170530-0053248, Register's Office for Davidson County, Tennessee.

k. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20171122-0119988, Register's Office for Davidson County, Tennessee.

l. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

m. Subject to rights of others in and to common areas/elements.

n. Subject to lien for special assessments contained in DCCR's/Master Deed.

o. All other easements and restrictions of record.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Special Warranty Deed of record in Instrument No. 20190927-0098540, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the vesting of Grantees, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct vesting of Grantee, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 10th day of October, 2019.

GRANTOR:

NVR, INC., a Virginia Corporation,
trading as Ryan Homes

By: Stephen Power, Appointed Vice-President

GRANTEE:

Lakita Taylor

James Edward Wilkerson, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Stephen Power, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the Appointed Vice-President of NVR, Inc., a Virginia corporation, trading as Ryan Homes ("the maker"), or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of October, 2019.

Notary Public

My Commission Expires: 9-22-2021

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lakita Taylor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2019.

Notary Public

My Commission Expires: 9-22-2021

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Edward Wilkerson, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2019.

Notary Public

My Commission Expires: 9-22-2021

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2019.

Notary Public

My Commission Expires: 9-22-2021

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY