Karen Johnson Davidson County
Batch# 332995 DEEDQC
12/23/2019 08:07:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191223-0131809

This Instrument Prepared by:
Kim Hollingshead, Esq.
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Franklin, TN 37067
(615) 771-9800



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $.-0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/10/22

DEED OF CORRECTION

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Trang Hoang 7325 River Park Drive Nashville, TN 37221	Same	142-14-OC-058.00CO

THIS DEED OF CORRECTION made and entered into by and between **SHG Holdings, LLC, a Tennessee limited liability company,** as Grantor(s); and **Trang Hoang and Dinh Phan, wife and husband, and Mylinh Phan, an unmarried woman, as Tenants in Common,** as Grantee(s);

WHEREAS, the said Stephen Goeller executed a Quitclaim Deed on the 31st day of October, 2017, conveying the herein described property to SHG Holdings, LLC, a Tennessee limited liability company for which the said Stephen Goeller is the sole member, said Quitclaim Deed having been filed of record on the 31st day of October, 2017, in Instrument Number 10312017-0111627, Register's office for Davidson County, Tennessee; and

WHEREAS, Stephen Goeller, unmarried, executed a Warranty Deed, on the 8th day of December, 2017, to Trang Hoang and Dinh Phan, wife and husband, and Mylinh Phan, an unmarried woman, as Tenants in Common, conveying the hereinafter described property, said Warranty Deed having been filed of record on the 12th day of December, 2017, in Instrument Number 20171212-0126678, Register's office for Davidson County, Tennessee; and,

WHEREAS, the correct Grantor for the Hoang/Phan/Phan Warranty Deed was SHG Holdings, LLC, a Tennessee limited liability company, and not Stephen Goeller in his individual capacity; and,

WHEREAS, the Parties desire to correct the Warranty Deed to reflect the correct Grantor and eliminate any cloud on the chain of title.

NOW, THEREFORE, the Grantor hereby executes this Deed of Correction in order to remove the confusion with regard to the name of the Grantor in the sources of title to the following described tracts or parcels situated any lying in Davidson County, Tennessee, the same being more particularly described as follows, to-wit:

Tract I: 752 McPherson Drive-142-14-0C-058.00-CO

A certain townhome located in Davidson County, Tennessee, being Unit No. 20A of McPherson Place Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing McPherson Place Townhomes of record in Instrument Number 20060601-0064701 , in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or

hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Declaration.

No Boundary Survey or Title Examination was made at the time of this conveyance, with the legal description being the same as the previous deeds of record. This Deed has been prepared upon the information and direction of the Parties named within.

Property located at: 752 Mcpherson Drive, Nashville, TN 37221.

Witness my hand this the 23rd day of April, 2019.

SHG HOLDINGS, LLC

By: Stephen Goeller
Its: PRIOR OWNER

STATE OF TENNESSEE

COUNTY OF Williamson County

Before me, the undersigned, of the state and county aforesaid, personally appeared Stephen Goeller, 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 Owner, and is authorized to execute the instrument of SHG Holdings, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Owner.

Witness my hand and official seal this 23rd day of April 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/10/2022

WILLIAM DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 10, 2022

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY