Prepared by: John W. Crow, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination. Additionally, this instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property or the accuracy of the information received.

Karen Johnson Davidson County
Batch# 338606 DEEDQC
01/03/2020 04:07:33 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200103-0001124

227 2ND AVE N LLC, a Tennessee Limited Liability Company

TO: CORRECTION DEED

WILLOUGHBY FAMILY REVOCABLE TRUST

THIS CORRECTION DEED OF REALTY, executed as of the 31 day of December, 2019, by Grantor, 227 2ND AVE N LLC, a Tennessee Limited Liability Company, to Grantee, WILLOUGHBY FAMILY REVOCABLE TRUST, JOSEPH WILLOUGHBY and JENNIFER WILLOUGHBY, CO-TRUSTEES,

WITNESSETH:

That by Quitclaim Deed of record in Instrument No. 20191231-0134699, in the Register's Office for Davidson County, Tennessee, certain realty was conveyed by the Grantor herein to the Grantee, said realty being described as follows:

> Land lying in the southwest comer of the intersection of 2nd Avenue North and Alley #3 in the 19th Councilmanic District of Metropolitan Nashville Davidson, County, Tennessee. Being the land deed to C. Dewey Branstetter, Jr. and Jane B. Stranch by deed of record in Book 9099, Page 112, in the Register's Office for Davidson County (R.O.D.C), Tennessee and being Lot 1 and the southerly part of Lot 2 on the Plan of John M. Hill's Subdivision of Lot 25 on the Original Plan of the Town of Nashville as recorded in Book 21, Page 109, R.O.D.C, Tennessee and more particularly described as follows:
>
> Beginning at a "MAG" nail (new) at the intersection of the west right of way line of 2nd Avenue North and South right of way line of Alley #3;
> 1. Thence with the west right of way line of 2nd Avenue North, South 26 degrees 54 minutes 36 seconds East, a distance of 28.32 feet to a "MAG" nail (new) at the northeast corner the land deeded to 21C Nashville, LLC by recorded in

Instrument No. 20140725-0066199, R.O.D.C., Tennessee;

2. Thence the North line of 21C Nashville and with the face of a building South 62 degrees 32 minutes 24 seconds West, 113.16 feet to a "MAG" nail (new) on the east line of the land deeded to Scott C. Chambers by deed recorded in Instrument No. 20131219-0128484, R.O.D.C., Tennessee;

3. Thence with the East line of Scott C. Chambers, North 27 degrees 15 minutes 14 seconds West, a distance of 28.33 feet to a "MAG" nail (new) on the south right of way line of Alley#3;

4. Thence with the south right of way line of Alley #3, North 62 degrees 32 minutes 46 seconds East, a distance of 113.33 feet to the point of beginning, containing 3,207 square feet or 0.07 acre, more or less.

BEING the same property conveyed to 227 2ND Ave N LLC, by Special Warranty Deed from Scott Chambers, dated January 15, 2016 and recorded January 19, 2016 at 11:06 AM of record in Instrument No. 20160119-0004946, in the Register's Office for Davidson County, Tennessee.

THAT it has been discovered that the Grantor intended to convey Grantee, said parcel further described as follows:

Land in Davidson County, Tennessee, being Unit No. 101, together with the appurtenant interest in the common elements of 227 2nd Avenue, A Condominium, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20171030-0110960, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Declaration. Further, reference is hereby made to Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for 227 2ND Avenue, A Condominium, of record in Instrument No. 20191106-0114611, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment No. 1 Declaration.

BEING a portion of the same property conveyed to 227 2nd Ave N LLC, a Tennessee limited liability company, by Special Warranty Deed from Scott Chambers dated January 15, 2016 and recorded January 19, 2016 at 11:06 AM of record in Instrument No. 20160119-0004946, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, for the purposes of correcting said Quitclaim Deed, Grantor does substitute and correct legal description in the Quitclaim Deed of record in Instrument No. 20191231-0134699, in the Register's Office for Davidson County, Tennessee, to that of the above description and all other terms, conditions and provisions of said Quitclaim Deed shall remain the same as the sole purpose of this Correction Deed is to correct the description of realty therein conveyed.

IN WITNESS WHEREOF, Grantor has executed this Correction Deed as of the date written

first above herein.

227 2ND AVE N LLC, a Tennessee Limited Liability Company

By: _____
JENNIFER WILLOUGHBY
Member

By: _____
JOSEPH WILLOUGHBY
Member

GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JENNIFER WILLOUGHBY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of 227 2ND AVE N LLC, the within named bargainor, a Tennessee limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Member.

Witness my hand and seal at office this the 31 day of December, 2019.

My Commission Expires: 2/18/2020. Notary Public

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JOSEPH WILLOUGHBY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of 227 2ND AVE N LLC, the within named bargainor, a Tennessee limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Member.

Witness my hand and seal at office this the 31 day of December, 2019.

My Commission Expires: 2/18/2020. Brittney Stewart
Notary Public

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name
And Mailing Address:

Joseph Willoughby and
Jennifer Willoughby, Co-Trustees
Willoughby Family Revocable Trust
227 2nd Ave N, Unit 401
Nashville, TN 37201

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Address:

227 2nd Ave N, Unit 101
Nashville, TN 37201

Map and Parcel No.:

093 02 3G 001.00

STATE OF TENNESSEE, MONTGOMERY COUNTY
The actual consideration given for this conveyance is $-0-

Affiant

Subscribed and sworn to before me this the
31 day of December, 2019.

Brittney Stewart
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/18/2020

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY