Karen Johnson Davidson County
Batch# 348486 DEEDQC
01/27/2020 08:15:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200127-0009118

THIS INSTRUMENT PREPARED BY:
Kevin D Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

DEED OF CORRECTION

ADDRESS OF NEW OWNER:
P & P Development, LLC
1619 Graybar Lane
Nashville, TN 37215

MAP AND PARCEL NUMBER:
118 04 0K 001.00

WHEREAS, on April 22, 2016 a Quitclaim Deed was recorded in **Instrument No. 20160506-0044859**, Register's Office for Davidson County, Tennessee, wherein **from Lone Oak, LLC**, Grantor, conveyed unto **P& P Development**, Grantee, all of their interest in the following described real property: and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of Grantee: The Grantee was inadvertently listed as P & P Development. The correct Grantee should have been P & P Development, LLC, a Tennessee limited liability company.

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

NOW, THEREFORE, the Grantor, Lone Oak, LLC, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantee, P & P Development, LLC, a Tennessee limited liability company, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of 523 Camden Drive Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 523 Camden Drive Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160426-0040543, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 523 Camden Drive Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160426-0040543, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

This property is known as 523 Camden Drive, Nashville, TN 37211.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in **Instrument No. 20160506-0044859**, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect Grantee, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this 22nd day of January, 2020.

GRANTOR:

Lone Oak, LLC, a Tennessee limited liability company

BY: _____
William Wade, Managing Member

GRANTEE:

P & P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

PAUL L. RIGGAN, MANAGER/MEMBER

BY: _____

PAUL M. ZIADY, MANAGER/MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared William Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of Lone Oak, LLC the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal as Nashville, Tennessee, this 22 day of January 2020.

Notary Public

My Commission Expires_____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Paul L. Riggan and Paul M. Ziady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Member/Managers of P & P Development, LLC the within named bargainor, a limited liability company and that they as such Member/Managers, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member/Managers.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of January, 2020.

Notary Public

My Commission Expires_____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023