This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Ave., N.
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 365720 DEEDWARR
03/02/2020 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200302-0023073

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20161031-0114783, and Scrivener's Affidavit of record in Instrument No. 20170215-0015653, Register's Office for Davidson County, Tennessee, **Nashville Development Group, LLC** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **Andrew R. Johnstone, unmarried** ("Grantees").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

"LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, LOTS 906 AND 908 OF BLOCK 126, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PRORETY CONVEYED TO NASHVILLE DEVELOPMENT GROUP, LLC BY QUITCLAIM FROM COLE GOODRUM, WILLIAM SNEED, JR., ADAM SNEED, AND DAVID HOFSTETTER, DATED APRIL 2, 2015, OF RECORD IN INSTURMENT NO. 20150402-0029159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PRORETY CONVEYED TO COLE GOODRUM, WILLIAMS SNEED, JR., ADAM SNEED, AND DAVID HOFSTETTER, BY WARRANTY DEED FROM CAROLE HARRAH, DATED AUGHST 25, 2014, AND OF RECORD IN INSTRUMENT NO. 20140902-0079691, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE."

WHEREAS, by inadvertence and mutual mistake, said deed has an incorrect metes and bounds description;

WHEREAS, the Grantees and Grantors 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 A OF 5003 INDIANA AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF 5003 INDIANA AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20150402-0029161, AMENDED IN INSTRUMENT NO. 20160816-0085550, INSTRUMENT NO. 20161006-0105803 AND INSTRUMENT NO. 20161014-0109084, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID

REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF 5003 INDIANA AVENUE TOWNHOMES, SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20150402-0029161, AMENDED IN INSTRUMENT NO. 20160816-0085550, INSTRUMENT NO. 20161006-0105803 AND INSTRUMENT NO. 20161014-0109084, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NASHVILLE DEVELOPMENT GROUP, LLC BY QUITCLAIM DEED FROM COLE GOODRUM, WILLIAM SNEED, JR., ADAM SNEED AND DAVID HOFSTETTER, OF RECORD IN INSTRUMENT NO. 20150402-0029159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 2, 2015 AND RECORDED ON APRIL 2, 2015."

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. 202003020023072, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 28 of February, 2020.

GRANTOR:

Nashville Development Group, LLC

By: Adam Sneed

Its: Manager Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, the within named Adam Sneed, an authorized agent, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be an authorized agent for Nashville Development Group, LLC, being authorized to do so executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 28 day of February, 2020.

Notary Public

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

My commission expires:

GRANTEE:

Andrew R. Johnstone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Andrew R. Johnstone**, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28 day of February, 2020.

Notary Public

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

My commission expires: 11-8-22

STATE OF TENNESSEE - DAVIDSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00.

Affiant

Subscribed and sworn to before me, this 28 day of February, 2020.

My commission expires:
11-8-22

Notary Public

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

PROPERTY OWNER(S) FOR 5003 INDIANA AVENUE, UNIT A, NASHVILLE, TN 37209 MAP & PARCEL 091110F00400CO:

ANDREW R JOHNSTONE
5003 INDIANA · UNIT A
NASHVILLE TN

PERSON(S) RESPONSIBLE FOR TAXES:

OWNER

TENNESSEE NOTARY PUBLIC STATE OF DAVIDSON COUNTY LAWRENCE LOWHORN

Certificate of Authenticity

I, John A. Bell Jr., do hereby make 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 to law.

State of TN
County of Davidson

Signature

Personally appeared before me Diane Lockhart, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary's Seal (if on paper)

202003020023073