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Karen Johnson Davidson County
Batch# 385690 DEEDWARR
04/14/2020 02:27:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200414-0039057

This Instrument Prepared By:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20170222-0017694, Register's Office for Davidson County, Tennessee, **SUNNY MEADOWS,** conveyed a certain real property of land in Davidson County, Tennessee, to **XING LU.**

WHEREAS, by inadvertence and mutual mistake, the legal description in said Warranty Deed erroneously conveyed a parking space to the Grantee that was not available. The legal description on said deed was described as follows:

> *A certain condominium located in Davidson County, Tennessee, being Unit No. 324, of The Bristol on Broadway, a Condominium 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 Master Deed establishing Bristol on Broadway of record in Instrument Number Master Deed of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed and all recorded amendments and exhibits thereto, which by reference are incorporated herein and made a part hereof, together with a .53% interest in the common elements as provided for in said Master Deed and together with parking space No. 111 and parking space 246. Said parking space 246 was erroneously omitted from prior conveyance. Said parking space No. 246 was assigned to Unit 324 by Exhibit A to Instrument No. 20070615-0071857.*
>
> *Being the same property conveyed to Sunny Meadows, LLC, a limited liability company, from Vita Dennis, unmarried and Christine E. Hastings, unmarried, dated April 11, 2014, recorded on April 16, 2014, of record in Instrument No. 20140416-0071857, Register's Office for Davidson County, Tennessee.*

WHEREAS, ***because of an error in*** the legal description Grantee was conveyed a parking space that was not available to Grantee.

WHEREAS, the Grantor has agreed to re-execute said deed to correct the omission;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $1.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto Grantee, her heirs successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> *A certain condominium located in Davidson County, Tennessee, being Unit No. 324, Together with Parking Space #111 of The Bristol on Broadway, a Condominium 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 Master Deed establishing Bristol on Broadway of record in Instrument Number Master Deed of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed and all recorded amendments and exhibits thereto, which by reference are incorporated herein and made a part hereof, together with a .53% interest in the common elements as*

provided for in said Master Deed and together with parking space No. 111.

Being the same property conveyed to Sunny Meadows, LLC, a limited liability company, from Vita Dennis, unmarried and Christine E. Hastings, unmarried, dated April 11, 2014, recorded on April 16, 2014, of record in Instrument No. 20140416-0071857, Register's Office for Davidson County, Tennessee.

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. 20170222-0017694, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 8th day of April, 20~~19~~ 20

GRANTOR:

Sunny Meadows, LLC

Sunny Meadows, Inc., Sole and Managing Member
By: James Matthews, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared **James Matthews** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of **Sunny Meadows, LLC**, and that they as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of **Sunny Meadows, LLC** himself as Authorized Agent.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of April, 20~~19.~~ 20

NOTARY PUBLIC

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

GRANTEE:

Xing Lu

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Xing Lu,** 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 16 day of May, 2019

Notary Public

My Commission Expires: March 3 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

AFFIANT

Sworn to and subscribed before me this the 16 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: March 3 2020