Karen Johnson Davidson County
Batch# 404312 DEEDWARR
05/21/2020 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200521-0053063

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $0.00

Affiant

Subscribed and sworn to before me, this 18th day of May 2020.

Notary Public
My Commission Expires: _____

CORRECTION DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Levi S. Van Pay and Brian Van Pay 1301 Neelys Bend Rd C-22 Madison, Tennessee 37115	New Owner	Tax Parcel ID No. 052-16-0A-022.00

WHERAS, HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, executed a Warranty Deed recorded February 28, 2020 in Instrument No: 20200228-0022573 ("Deed"), conveying to LEVI S. VAN PAY that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows ("Property"):

Land in Davidson County, Tennessee, being Unit No. C22 on the Plan of Neely's Bend Condominium, of record in Book 5200, page 200, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Neely's Bend Condominium, a horizontal property regime established by Master Deed of record in Book 5483, page 86, as amended in Book 8277, page 314, and as Instrument Nos. 20020705-0080848, and 20040527-0062519, said Register's Office.

Being the same property conveyed to HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TAWANA WILSON, AN UNMARRIED WOMAN, of record as Instrument No. 20191216-0129179, dated December 11, 2019, said Register's Office.

This is improved property commonly known as: 1301 Neelys Bend Rd C-22, Madison, Tennessee 37115

WHEREAS, by inadvertence and mutual mistake, the name of the Grantee on the Deed was incorrect;

WHEREAS, the purpose of this Correction Deed is to correct the name of the Grantee on the Deed;

NOW THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LEVI S. VAN PAY AND BRIAN VAN PAY** ("Grantee"), their successors, heirs and assigns, that certain Property referenced above;

Said Property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2020.

HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Brandon Cobb, Shareholder and Director

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **BRANDON COBB**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Shareholder and Director** of **HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainer, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of **HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** by such person as **Shareholder and Director**.

Witness my hand and official seal at office this 15th day of May, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

True Copy Certification

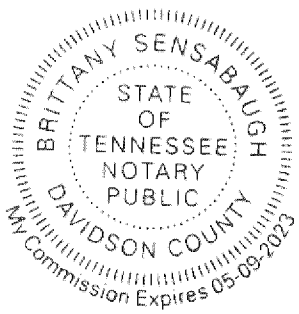
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23