This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 414725 DEEDQC
06/15/2020 11:27:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200615-0060898

QUITCLAIM DEED OF CORRECTION

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Lucky Pennies, LLC 6379 Royal Grove Drive Huntington Beach, CA 92648	New Owner	071140J00200CO

WHEREAS, by Quitclaim Deed of record as Instrument No. 20191211-0127772, Register's Office for Davidson County, Tennessee, **Stephanie Spoolstra**, as "Grantor" conveyed a certain real property in Davidson County, Tennessee, to **Lucky Pennies, LLC, a Tennessee series limited liability company,** as "Grantee";

WHEREAS, this Quitclaim Deed of Correction is filed to correct the legal description to the property and clarify the intention of Grantor to convey the correct Unit to Grantee;

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, and convey unto Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages of Fern Avenue II, a Horizontal Property Regime with Private Elements of record as Instrument Number 20170111-003413 and amended and Restated in Instrument Number 20190314-0023293 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property,

Being the same property conveyed to Stephanie Spooltra by Warranty Deed from RHOW Properties, LLC, a Tennessee Limited Liability Company, dated November 13, 2019, of record in Instrument Number 20191120-0119775 , November 20, 2019, in the Register's Office for Davidson County, Tennessee, See Affidavit of Scrivener's Error recorded as Instrument No. 20200408-0037245, said Register's Office.

Further being the same property conveyed to Stephanie Spoolstra by Corrected Warranty Deed from RHOW Properties, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20200610-0059540, Register's Office for Davidson County, Tennessee.

This is improved property located at 17D Fern Avenue, Nashville, TN 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS THEREOF the parties have executed this instrument as of this 11th day of June, 2020.

GRANTOR:

BY: X Stephanie Spoolstra
Stephanie Spoolstra

STATE OF California

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephanie Spoolstra,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that she executed the within instrument of the purposes therein contained.

WITNESS my hand and official seal this 11 day of June, 2020.

Karen Lightman
Notary Public

My Commission Expires: Feb 11 2021

KAREN LIGHTMAN
Notary Public - California
Orange County
Commission # 2183052
My Comm. Expires Feb 11, 2021

STATE OF California

COUNTY OF Orange

The actual consideration for this transfer is $0.00.

X Stephanie Spoolstra
Affiant

Subscribed and sworn to before me, this 11th day of June, 2020.

Karen Lightman
NOTARY PUBLIC

My Commission Expires: Feb 11 2021

KAREN LIGHTMAN
Notary Public - California
Orange County
Commission # 2183052
My Comm. Expires Feb 11, 2021