THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
33528-1 / Box #14

Karen Johnson Davidson County
Batch# 452071 DEEDQC
08/06/2020 12:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200806-0087627

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ramsey Row, LLC ATTN: Marc Mariani 917 Southside Place Nashville, TN 37203	New Owner	08212014000 (Lot 72) 082120Y00100CO (Unit A) 082120Y00200CO (Unit B) 082120Y00300CO (Unit C) 082120Y90000CO (Common Area)

CORRECTIVE QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Marc Mariani, a married man** (hereinafter referred to as the "**Grantor**"), by these presents does transfer, convey and quitclaim unto **Ramsey Row LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING part of the same property conveyed to Marc Mariani, a married man, by Deed dated September 14, 2018, from Pearlie Hammonds A/K/A Perlie Hammonds, an unmarried woman, of record in Instrument No. 20180917-0091710, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Corrective Quitclaim Deed has been executed and delivered by the Grantor for the purpose of correcting the conveyance made in Quitclaim Deed dated August 29, 2019, of record in Instrument No. 20190904-0088922, said Register's Office. In said conveyance, Grantor conveyed to Grantee Unit A, Unit B, Unit C and Unit D as shown on the Plan of Homes at 915 Ramsey Street, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20190102-0000494, and First Amendment, of record in Instrument No. 20190716-0069639 said Register's Office, however did not convey his interest in the common elements shown on the Plan.

Further, this Corrective Quitclaim Deed has been executed and delivered by the Grantor for the purpose of correcting the conveyance made in Quitclaim Deed dated June 2, 2020, of record in Instrument No. 20200622-0067020, said Register's Office. In said conveyance, the grantor was listed as "Homes at 915 Ramsey Street HOA, Inc." (the "HOA"), however said HOA had no interest in the Property at the time of the conveyance.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of August, 2020.

Marc Mariani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marc Mariani, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 6th day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

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
6th day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Legal Description

THE COMMON ELEMENTS OF THE HOMES AT 915 RAMSEY STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF RECORD IN INSTRUMENT NO. 20190102-0000494 AMENDED IN INSTRUMENT NO. 20190716-0069639, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAME BEING PART OF LOT NO. 71 ON THE PLAN OF NEIL S. BROWN ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 50, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, MORE DESCRIBED, TO WIT: BEGINNING AT A POINT ON THE NORTHERN SIDE OF SILVERDENE PLACE, SAID POINT BEING THE CORNER OF SILVERDENE PLACE AND A 15-FOOT ALLEY; THENCE, N 24 DEG 35 MIN W 70.0 FT ALONG SAID ALLEY TO A POINT; THENCE, N 65 DEG 17 MIN E 170.03 FEET TO A POINT, SAID POINT BEING SILVERDENE PLACE; THENCE, S 29 DEG 58 MIN 35 SEC W 61.01 FEET ALONG SAID ROAD TO A POINT; THENCE, 116.39 FT CONTINUING ALONG SILVERDENE PLACE TO A POINT; THENCE, S 65 DEG 17 MIN WEST 11.21 FT TO THE POINT OF BEGINNING.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

