Karen Johnson Davidson County
Batch# 477153 AFFIDAVIT
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Fees: $22.00 Taxes: $0.00
20200916-0106116

This Instrument Prepared By:
Sidwell & Barrett
100 Bluegrass Commons Blvd, Suite 115
Hendersonville, Tennessee 37075

INSTRUMENT OF CORRECTION
FOR
WARRANTY DEED (INSTRUMENT NO. 20200619-0064985)

WHEREAS, by Warranty Deed of record in Instrument No. 20200619-0064985, Register's Office for Davidson County, Tennessee, **The Estate of Charles H. Holt**, (hereafter "Grantor") conveyed certain property described therein to **Tier One Investments, LLC**, a Tennessee limited liability company, (hereafter "Grantee"); and

WHEREAS, said Warranty Deed is irregular because the Grantee's name was incomplete and the real property described in the legal description was incomplete; and

NOW THEREFORE, in order to correct said error and inadvertence, this Instrument of Correction is made, and for the consideration expressed in said former Warranty Deed, it is hereby understood and agreed that the aforesaid error is corrected as follows:

1. The correct Grantee shall now read: **"Connie Southerland, Executor for the Estate of Charles H. Holt"**.

2. The correct legal description is as follows:

SEE ATTACHED EXHIBIT "A"

IT IS EXPRESSLY AGREED that all other terms and provisions of said Warranty Deed of record in Instrument No. 20200619-0064985, Register's Office for Davidson County, Tennessee shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument has been executed on this the 15th day of September, 2020.

"GRANTOR"

Estate of Charles H. Holt

By: Connie Southerland
Connie Sutherland, Executor

"GRANTEE"

Tier One Investments, LLC, a Tennessee limited liability company

By: Kalob Creighton
Kalob Creighton, President

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 15th day of September, 2020.

Notary Public

My Commission Expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie Sutherland, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Executor for the Estate of Charles H. Holt, the within named bargainor,, and that she as such Executor, being authorized so to do, executed the forgoing instrument for the purposes contained therein.

WITNESS my hand and official seal this the 16th day of September, 2020

Notary Public

My Commission Expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kalob Creighton, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of Tier One Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such president being authorized so to do, executed the forgoing instrument for the purposes contained therein.

WITNESS my hand and official seal this the 15th day of September, 2020.

Notary Public

My Commission Expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

EXHIBIT "A"

MAP/PARCEL: 049-00-0-206.00

Tract I

Land in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Green Lane, north 77 degrees 38' east 641.73 feet from the southeast corner of said Lane and Whites Creek Pike, being the northeast corner of the property conveyed to Minnie Louise Holt Witt by deed from G. H. Holt and wife, of record in Book 2881, Page 413, Register's Office for said County; thence south 21 degrees 52' east 231.6 feet, thence north 43 degrees 30' east 87 feet; thence north 12 degrees 30' west 178.2 feet to the southerly margin of said Lane; thence with same, south 77 degrees 38' west 100 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is the following portion of the property conveyed by Charles H. Holt and wife, Virginia Holt to State of Tennessee dated 12/23/1986 and recorded in Book 7086, Page 289, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the point of intersection of the existing south margin of Green's Lane and the west boundary of the Dan Little property: thence with Melvin Smalleys north boundary South 47 degrees 47 minutes 18 seconds west 71.38 feet; thence north 08 degrees 12 minutes 57 seconds west 39.92 feet to a point in the existing south margin of Green's lane; thence with said south margin eastwardly 60 feet, more or less, to the point of beginning and containing 0.027 acres.

Tract II

Land in the 12th civil District of Davidson County, Tennessee, described as follows:

Beginning in the southerly margin of Greens Lane, northeast corner of Charles H. Holt's lot conveyed to him by deed of G. H. Holt as is recorded in Book 3375, Page 155, RODC, Tennessee; thence with Charles Holt's East line South 12 degress 30 minutes East 178.2 feet to a point; thence North 43 degrees 30 minutes East 330 feet to a point in the southerly margin of Green's Lane; thence with the southerly margin of Green's Lane North 77 degrees 38 minutes East 271.88 feet to the point of beginning, containing .63 acres, more or less, in a triangular shape.

Being a part of the same property conveyed to Charles H. Holt and wife, Virginia A. Holt by Warranty Deed dated 05/03/1962 from G. H. Holt, a widower, of record in Book 3375, Page 155, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Charles H. Holt and wife, Virginia A. Holt by Warranty Deed dated 06/19/1962, from G. H. Holt, of record in Book 3401, Page 187, Register's Office for Davidson County, Tennessee.

The said Virginia A. Holt, died 06/18/1992 leaving the said Charles H. Holt the sole surviving tenant by the entirety.

The said Charles H. Holt died testate on 12/27/2019, appointing Connie Southerland as Executor, as evidenced in Case No. 20P66, Probate Court Clerk's Office for Davidson County, Tennessee. Connie Southerland is expressly directed and authorized by The Last Will and Testament of Charles H. Holt to carry out this conveyance in her capacity as Executor of the estate.

This is improved property known as: 573 Green Lane, Whites Creek, TN 37189

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

