This Instrument Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
File# B20-0971

Send Tax Bills To:
NEW OWNER

New Owner is:
Jonathan and Megan Andereck
2100 McKennie Ave
Nashville, TN 37206

Map and Parcel
083-03-0-044.00

Karen Johnson Davidson County
Batch# 485990 DEEDWARR
09/30/2020 08:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200930-0112435

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STATE OF TENNESSE
COUNTY OF WILLIAMSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 29th day of September, 2020.

Notary Public

My commission expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveyed the within described property from **Jackson Valley Land Partners, LLC**, hereinafter referred to as the Grantors, to **Jonathan William Andereck and Megan Andereck, husband and wife** hereinafter called the Grantee, has previously been executed and put of record in Instrument Number 20200402-0035318, in the Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in that it recited the incorrect legal description and parcel I.D.

NOW, THEREFORE, For in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged , **Jackson Valley Land Partners, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents transfer and convey unto the said **Jonathan William Andereck and Megan Andereck, husband and wife,** hereinafter referred to as Grantee(s), their heirs and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

"Exhibit A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 2100 of 2100 McKennie Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements 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 Declaration of Protective Covenants, Conditions and Restrictions establishing 2100 McKennie Cottages of record in Instrument Number 20190816-0082428, in the Registers Office for Davidson County, Tennesse, and subject to the provisions and requirement thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said tract and parcel of land in fee simple, and have a good right to convey same and that same is unencumbered.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 29th day of September, 2020.

GRANTORS:

Jackson Valley Land Partners, LLC

Douglas Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Douglas Schenkel, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Jackson Valley Land Partners, LLC, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th, day of September, 2020.

Notary Public

My Commission Expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 29th day of September, 2020.

GRANTEE:

Jonathan William Andereck

Megan Andereck

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jonathan William Andereck and Megan Andereck**, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of September, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

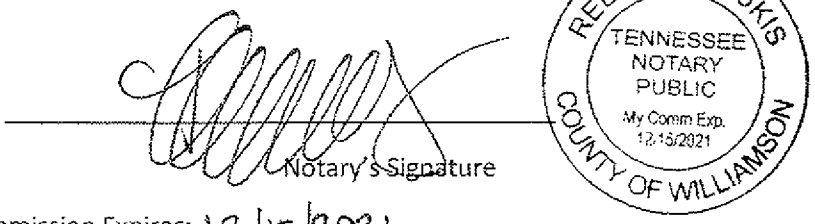


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021