This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Ave., N.
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 487651 DEEDWARR
10/01/2020 12:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201001-0113491

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20180807-0077563, Scrivener's Affidavit of record in Instrument No. 20191226-0133425, and Scrivener's Affidavit of record in Instrument No. 20200108-0002685, Register's Office for Davidson County, Tennessee, **670 James Ave, LLC, a Tennessee limited liability company** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **Austin Stephens, an unmarried man** ("Grantees").

WHEREAS, by inadvertence and mutual mistake, said deed and affidavits contained an error in the legal description of the property intended to be conveyed which was described as follows:

INSTRUMENT NO. 20180807-0077563

"A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 19, AS SHOWN ON THE PLAT ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIOSN AND RESTRICTIONS FOR JAMES ROBERTSON TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, AS SHOWN OF RECORD IN INSTRUMENT NO. 20170501-0042517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20170829-0088856, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO 670 JAMES AVENUE, LLC BY QUITCLAIM DEED FROM HR PROPERTIES OF TENNESSEE, RECORDED ON MARCH 02, 2017, OF RECORD IN INSTRUMENT NO. 20170302-0020973, REGISTER'S OFFICE DAVIDSON COUNTY, TENENSSEE.

BEING THE SAME PROPERTY CONVEYED TO HR PROPERTIES OF TENNESSEE, BY WARRANTY DEED FROM BELLAR AUTO PARTS, INC., A TENNESSEE CORPORATION, RECORDED ON DECEMBER 21, 2015, OF RECORD IN INSTRUMENT NO. 20151221-0127692, REGISTER'S OFFICE FOR DAVDISON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 700 JAMES AVENUE UNIT 14, NASHVILLE, TN 37209."

INSTRUMENT NO. 20191226-0133425 & 20200108-0002685

"A CERTAIN TRACT OR PARCEL, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT 19, OF THE ROWS AT THE ANNEX, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS STATED AND RECORDED IN INSTRUMENT NUMBER 20180516-0046957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO 670 JAMES AVENUE, LLC BY QUITCLAIM DEED FROM HR PROPERTIES OF TENNESSEE, RECORDED ON MARCH 2, 2017, OF RECORD IN INSTRUMENT NO. 20170302-0020973, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 700 JAMES AVENUE, #14, NASHVILLE, TENNESSE 37209."

WHEREAS, the Grantees and Grantors have agreed to correct said errors;

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, quitclaim and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

"Land in Davidson County, Tennessee, being Unit No. 19, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for James Robertson Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20170501-0042517, Register's Office for Davidson County, Tennessee, and Joinder to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170829-0088856, Register's Office for said County, to which reference is hereby made for a more particular description of said property. By Amended and Restated Master Deed, the name of the James Robertson Townhomes was changed to read The Rows at the Annex, of record at Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 670 James Avenue, LLC, a Tennessee limited liability company by deed from HR Properties of Tennessee, a Tennessee general partnership, of record as Instrument No. 20170302-0020973, Register's Office for Davidson County, Tennessee

This is improved property known as 700 James Ave., #14, Nashville, TN 37209."

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20180807-0077563, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 8 of September, 2020.

GRANTOR:

670 James Ave, LLC

By: _____

Its: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, the within named John Bell, an authorized agent, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be an authorized agent for **670 James Ave, LLC**, being authorized to do so executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 8 day of September 2020.

Notary Public

My commission expires: 3-8-2021

ELLANA LOMHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTEE:

Austin Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Austin Stephens**, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 10 day of September, 2020.

Notary Public

My commission expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

STATE OF TENNESSEE - DAVIDSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00.

Affiant

Subscribed and sworn to before me, this 8 day of September, 2020.

Notary Public

My commission expires: 3-26-2021

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY OWNER(S) FOR 700 JAMES AVENUE, #14, NASHVILLE, TN 37209 MAP & PARCEL 091050W01900CO:

Same

PERSON(S) RESPONSIBLE FOR TAXES:

Same

Certificate of Authenticity

I, John A Ball Jr, 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.

State of TN

County of Davidson

Signature

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Ball Jr. 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: 3-26-2021

Notary's Seal (if on paper)

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY