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

Karen Johnson Davidson County
Batch# 503209 DEEDWARR
10/29/2020 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201029-0125835

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20200818-0092863, Register's Office for Davidson County, Tennessee, **Ryan Paige, a single man, and Grace Kim, a married woman,** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **Matthew Velichko, unmarried** ("Grantees").

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

"THE FOLLOWING DESCRIBED REAL PROPERTY IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE NORTH HALF OF LOT NO. 20 ON THE PLAN OF SUBDIVISION OF MCFERRIN LANDS, WILLS, SHARPE AND CRUTCHE'S ADDITION TO NORTHWEST NASHVILLE, OF RECORD IN BOOK 57, PAGE 82, REGISTER'S OFFICE OF SAID COUNTY SAID PART OF LOT NO. 20 FRONTS 37.2 FEET ON THE EASTERLY SIDE OF NORTH 6TH STREET AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE NORTH MARGIN OF EVANSTON AVENUE, 165 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO RYAN M. PAIGE, MARRIED AND GRACE KIM, UNMARRIED BY WARRANTY DEED FROM MARK STOUT OF RECORD IN INSTRUMENT NO. 20140916-0084602, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 02, 2014 AND RECORDED ON SEPTEMBER 16, 2014.

BEING ALSO KNOWN AS 1029 NORTH 6TH STREET, NASHVILLE, TENNESSEE 37207.

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 A, AS SHOWN ON THE PLAT ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE O.I.C. 1029 N. 6TH ST., A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN OF RECORD IN INSTRUMENT NO. 20200803-0085026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RYAN M. PAIGE, MARRIED AND GRACE KIM, UNMARRIED BY WARRANTY DEED FROM MARK STOUT OF RECORD

IN INSTRUMENT NO. 20140916-0084602, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 02, 2014 AND RECORDED ON SEPTEMBER 16, 2014.

BEING ALSO KNOWN AS 1029 NORTH 6TH STREET, NASHVILLE, TENNESSEE 37207.

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. 20200818-0092863, Register's Office for said County.

IN WITNESS THEREOF, the parties have executed this instrument as of this 25, day of October 2020.

GRANTORS:

Ryan Paige 2020-10-25

Grace Kim 2020-10-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me via audio video technology, Laura Perry, a Notary Public of said county and state, the within named **Ryan Paige**, proved to me on the basis of satisfactory evidence, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Office, this 25 day of October, 2020.

Notary Public

My commission expires:
Sep. 20, 2023

LAURA PERRY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
September 20, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me via audio video technology, Laura Perry, a Notary Public of said county and state, the within named **Grace Kim**, who proved to me on the basis of satisfactory evidence, and acknowledged that she executed the foregoing instrument for the purposes therein contained.

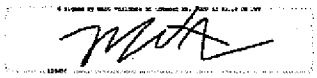
Witness my hand, at Office, this 25 day of October, 2020.

Notary Public

My commission expires:
Sep. 20, 2023

LAURA PERRY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
September 20, 2023

GRANTEE:

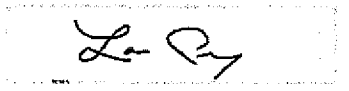


Matthew Velichko 2020-10-25

STATE OF TENNESSEE
COUNTY OF WILLIAMSOM

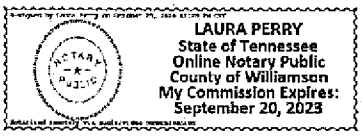
Personally appeared before me, audio visual technology, Laura Perry, a Notary Public of said county and state, **Matthew Velichko**, who proved to me on the basis of satisfactory evidence and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, this 25 day of October, 2020.



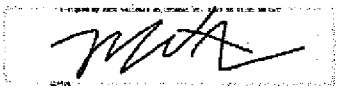
Notary Public

My commission expires:
Sep. 20, 2023



STATE OF TENNESSEE - DAVIDSON COUNTY

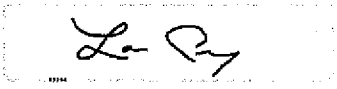
I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $1.00.



2020-10-25

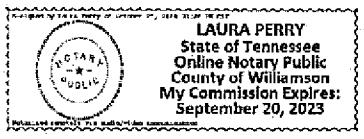
Affiant

Subscribed and sworn to before me, via audio video technology, this 25 day of October, 2020.



My commission expires:
Sep. 20, 2023

Notary Public



PROPERTY OWNER FOR
1029 NORTH 6TH STREET
NASHVILLE, TN 37207

MAP & PARCEL 082-040-121.00:

Matthew Velichko
1029 North 6th Street
Nashville, TN 37207

True Copy Certification

I, John A Bell 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.

Signature

State of TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell 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: 3-8-2021
Notary Seal (if on paper)

