Karen Johnson Davidson County
Batch# 539778 DEEDWARR
12/21/2020 04:11:55 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201221-0151630

THIS INSTRUMENT PREPARED BY:
RICHARD W. SEBASTIAN, ATTORNEY
ORTALE KELLEY
330 COMMERCE STREET, SUITE 110
NASHVILLE, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
J. Jarratt Sinclair, Trustee	SAME ADDRESS AS NEW OWNER	187-09-0A-244.00CO
4000 Liberton Way		
Nolensville, TN 37135		

INSTRUMENT OF CORRECTION TO WARRANTY DEED

WHEREAS, by Warranty Deed (hereinafter "Deed") of record in Instrument No. 20181025-0105914, in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee Limited Liability Company (hereinafter "Grantor"), conveyed to Joyce Sinclair, her heirs and/or assigns (hereinafter "Grantee"), certain property identified as Map/Parcel 18-09-0A-244.00CO aka 4000 Liberton Way, Nolensville, TN 37135, as more particularly described therein; and

WHEREAS, by inadvertence and error, the Deed was erroneously conveyed to Grantee, Joyce Sinclair, who does hereby acknowledge that the Property should have been conveyed to J. Jarratt Sinclair, as Trustee of the Marital Trust under Last Will and Testament of Jere C. Sinclair, dated August 31, 2015 (hereinafter "Successor Grantee"); and

WHEREAS, Successor Grantee, J. Jarratt Sinclair, as Trustee of the Marital Trust under Last Will and Testament of Jere C. Sinclair, dated August 31, 2015, hereby enters into this Instrument of Correction in order to consent to the terms and conditions contained herein; and

WHEREAS, the said Joyce Sinclair and J. Jarratt Sinclair are one and the same person.

WHEREAS, the Grantee and Successor Grantee have requested that Grantor correct said error and Grantor has agreed to do so.

NOW THEREFORE, the undersigned Grantor, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey, all its right, title and interest unto the said Successor Grantee, J. Jarratt Sinclair, as Trustee of the Marital Trust under Last Will and Testament of Jere C. Sinclair, dated August 31, 2015, its successors and assigns, that certain tract of land described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify that all covenants, warranties and stipulations made and provided on said Deed of record in Instrument No. 20181025-0105914, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect Grantee name, as fully and effectively as if the entire instrument is accordingly incorporated herein by reference.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the Grantor, Grantee & Successor Grantee have caused this instrument to be executed by its duly authorized representative effective this 16th day of December, 2020.

GRANTOR:

Regent Homes, LLC,
a Tennessee Limited Liability Company

By: _____
Richard W. Sebastian, Authorized Representative

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Regent Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on December, 16, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

IN WITNESS WHEREOF, the Grantor, Grantee & Successor Grantee have caused this instrument to be executed by its duly authorized representative effective this 17 day of November, 2020.

GRANTEE:

Joyce Sinclair

Joyce Sinclair

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared Joyce Sinclair, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this November, 17, 2020.

Misty B. Trujillo

Notary Public

My commission expires: 02/25/2022

MISTY B. TRUJILLO
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires JUNE 25, 2022

IN WITNESS WHEREOF, the Grantor, Grantee & Successor Grantee have caused this instrument to be executed by its duly authorized representative effective this 17 day of November, 2020.

SUCCESSOR GRANTEE:

J. Jarratt Sinclair

J. Jarratt Sinclair, as Trustee of the Marital Trust
Under Last Will & Testament of Jere C. Sinclair,
Dated August 31, 2015

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, J. Jarratt Sinclair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Marital Trust Under Last Will & Testament of Jere C. Sinclair, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this November, 17, 2020.

Misty B. Trujillo
Notary Public

My commission expires: 06/25/2022

MISTY B. TRUJILLO
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires JUNE 25, 2022

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Phase Nine, Section Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180208-0012957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joyce Sinclair, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20181025-0105914 in the Register's Office for Davidson County, Tennessee, dated October 24, 2018 and recorded October 25, 2018.

FOR INFORMATION PURPOSES ONLY
Property Address: 4000 Liberton Way, Nolensville, TN 37135