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

Karen Johnson Davidson County
Batch# 548918 DEEDWARR
01/06/2021 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210106-0002878

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20190305-0020135, Register's Office for Davidson County, Tennessee, **HR Properties of Tennessee, GP, A Tennessee General Partnership,** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **Carla Talarico Romero, A Single Woman** ("Grantee").

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:

"A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 25, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20141120-0107174, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, of record as Instrument No. 20150113-0003651, Register's Office for Davidson County, Tennessee, and further amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions to Treaty Oaks Cottages, of record in Instrument No. 20150814-0081914, Register's Office for Davidson County, Tennessee, and Third Amendment of record in Instrument No. 20160826-0089501, and in Instrument No. 20160922-0099884 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to HR Properties of Tennessee, GP, a Tennessee General Partnership by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability company, recorded on February 5, 2018, of record in Instrument No. 20180205-0011563, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty Deed from HR properties of Tennessee, GP, a Tennessee general partnership, recorded on June 20, 2017, of record in Instrument No. 20170602-0062106, corrected by Scrivener's Affidavit of record in Instrument No. 20170922-00997628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by Warranty Deed from Stephens Liquidation Corporation formerly known as Stephens Millwork and Lumber Co., a Tennessee Corporation, recorded on June, 3 2014, of record in Instrument No. 201440603-0047518, Register's Office for Davidson County, Tennessee.

This is improved property known as 1044 Treaty Oaks Drive, Nashville, TN 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 Grantee, her 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. 4R on the plan of Treaty Oaks Cottages, as shown on Exhibit "B" to the Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190228-0018398, amending the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages, of record in Instrument No. 20141120-0107174, First Amendment of record in Instrument No. 20150113-0003651, Second Amendment of record in Instrument No. 20150814-0081914, Third Amendment of record in Instrument No. 20160826-0089501, Fourth Amendment of record in Instrument No. 20160922-0099884, Fifth Amendment of record in Instrument No. 20180725-0072479, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to HR PROPERTIES OF TENNESSEE, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from STEPHENS LIQUIDATION CORPORATION, FORMERLY KNOWN AS STEPHENS MILLWORK AND LUMBER CO., A TENNESSEE CORPORATION, of record in Instrument No. 20140603-0047518, dated May 30, 2014, said Register's Office."

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, her 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. 20190305-0020135 Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 4 of January, 2021.

GRANTOR:

HR Properties of Tennessee, GP
By: John A. Bell, Jr.
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, the within named **John A. Bell, Jr.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), being authorized to do so as agent for HR Properties of Tennessee, GP executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 4 day of January, 2021.

Notary Public

My commission expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTEE:

Carla Talarico Romero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Carla Talarico Romero**, 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 4th day of January, 2021.

Notary Public

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

My commission expires: _____

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 5th day of January, 2021.

My commission expires:

Notary Public

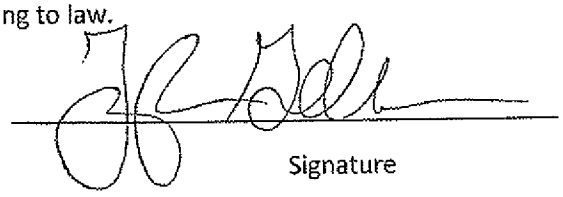
REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

PROPERTY OWNER(S) FOR 1044 TREATY OAKS DRIVE, NASHVILLE, TN 37209
MAP & PARCEL 091-06-0L-025.00 CO:

Isabel & Bruce Baldinger
1044 Treaty Oaks Dr.
Nashville, TN 37209

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.

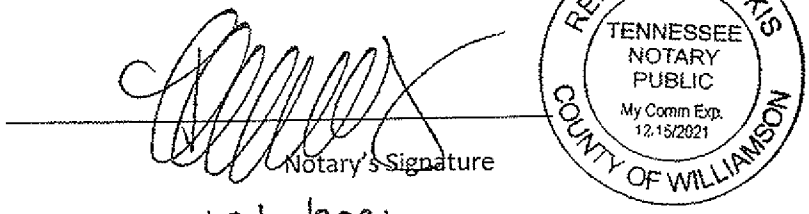


Signature

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