Karen Johnson Davidson County
Batch# 559100 DEEDWARRSP
01/22/2021 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210122-0010066

This instrument prepared by:
Sidwell & Barrett, PC
121 First Ave. S, Suite 200
Franklin, TN 37064

DEED OF CORRECTION
FOR SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20210112-0004952, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS DEED OF CORRECTION, is made as of this the 14 day of January, 2021 by Hamilton & Martin, LLC, a Tennessee limited liability company ("Grantor").

WHEREAS, on January 11, 2021, Grantor conveyed to Katherine Lawrence, an unmarried woman ("Grantee"), by deed of record in Instrument No. 20210112-0004952, Register's Office for Davidson County, Tennessee, the following described property:

Land in Davidson County, Tennessee, being Unit No 9 , on the plan of HAMILTON & MARTIN TOWNHOMES , a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument20190102-0000519 and amended in Instrument No. 20201027-0124245 , Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

(hereinafter, "the Deed").

WHEREAS, the legal description in the Deed was incorrect; .

NOW THEREFORE, in consideration of the sum of ten dollars ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby executes this Deed of Correction to reform the Deed and correct the legal description, as follows:

To reform the Deed and to correct the legal description in the Deed, Grantor hereby states that the property intended to be conveyed to Grantee by the Deed is described as follows:

Land in Davidson County, Tennessee, being Unit No. 9, on the plan of HAMILTON & MARTIN CONDOMINIUMS, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Master Deed and Bylaws of record in Instrument 20190103-000543, amended in Instrument 20201027-0124248 and Instrument 20210112-0005422, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Further, Grantor hereby ratifies and reconfirms the covenants and warranties of title as contained in the Deed as to the legal description of the property as corrected herein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF this the 21 day of January, 2021.

Hamilton & Martin, LLC, a Tennessee Limited Liability Company

By: Kim Hicks
Kim Hicks, as authorized agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kim Hicks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the authorized agent of the within named bargainor, Hamilton & Martin, LLC, a Tennessee Limited Liability Company, and that she as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 21 day of January, 2021.

George Ziadeh State of Tennessee Notary Public Williamson County

Notary Public:
My Commission Expires: 7-17-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

Subscribed and sworn to before me, this the 21 day of January, 2021.

Notary Public
My Commission Expires: 7-17-2021

SEND TAX BILLS TO:
Katherine Lawrence
601 Hamilton Ave., Unit 303
Nashville, TN 37203

FILE # 758114

George Ziadeh State of Tennessee Notary Public Williamson County

MAP/PARCEL
105073U009.00

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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.

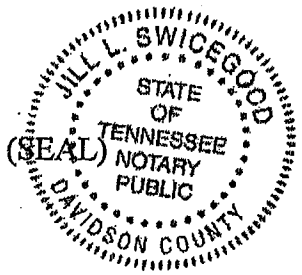
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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