STATE OF TENNESSEE)
COUNTY OF Davidson)

Thereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0.00

STATE OF TENNESSEE NOTARY PUBLIC KITTY MARTIN DAVIDSON COUNTY MY COMM. EXP. OCTOBER 2, 2023

AFFIANT C Mark Carver

Sworn to and subscribed before me this 12th day of February, 2021.

NOTARY PUBLIC Kitty Martin My commission expires: 10-2-2023

Map and Parcel No. 083 05 0A 002.00

Address of New Owner:
Thomas Sargent, Jr.
2512 Ramshorn Drive
Manasquan, NJ 08736

Send Tax Notices To:
Same

WARRANTY DEED OF CORRECTION

On June 29, 2017, JEFFREY A. LEE, married, and MATTHEW R. CHANCE, married, executed a Warranty Deed conveying the real property described below to THOMAS SARGENT, JR. and CHRISTINE SARGENT, husband and wife, hereinafter referred to as Grantee, said Warranty Deed having been recorded on July 6, 2017, as Instrument No. 20170706-0067730, in the Register's Office for Davidson County, Tennessee.

Due to mistake and inadvertence, the Unit reference of the condominium in the legal description of the real property conveyed was incorrectly set out as "Unit D," when it should have been shown correctly as "Unit B;"

Due to mistake and inadvertence, the Tax Map & Parcel number was incorrectly set out as 083 05 0A 004.00, when it should have been shown correctly as 083 05 0A 002.00; and

Due to mistake and inadvertence, the street address of the property was incorrectly set out as "1413 Stratton Avenue, Unit 4," when it should have been shown correctly as "1413 Stratton Avenue, Unit 2."

And,

Grantor desires to and does hereby correct the said error in the subject Warranty Deed by executing this Deed of Correction in proper form, as set out below. All terms and conditions of the said Warranty Deed not inconsistent with the corrections made herein remain in full force and effect.

WHEREAS, for and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, JEFFREY A. LEE, married, and MATTHEW R. CHANCE, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THOMAS SARGENT, JR. and CHRISTINE SARGENT, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Unit B of the 1413 Stratton Condominium as shown in the Declaration of Covenants, Conditions, and Restrictions for 1413 Stratton Condominium, a horizontal property regime with private elements and no general common elements of record as Instrument No. 20070919-0112339, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.
>
> Being a portion of the same property conveyed to Jeffrey A. Lee and Matthew R. Chance by Warranty Deed from Keith A. Hawes dated September 14, 2007 and recorded September 19, 2007 as Instrument No. 20070919-0112336, in said Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 574147 DEEDWARR
02/12/2021 04:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210212-0020605

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1413 Stratton Avenue, Unit 2, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said JEFFREY A. LEE, married, and MATTHEW R. CHANCE, married, Grantors, and THOMAS SARGENT, JR. and CHRISTINE SARGENT, husband and wife, Grantees, have hereunto set their signature, on this, the 12th day of February, 2021.

JEFFREY A. LEE (Grantor)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named JEFFREY A. LEE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 5th day of February, 2021.

My commission expires: WAYNE THOMAS J. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2021

NOTARY PUBLIC

MATTHEW R. CHANCE (Grantor)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named MATTHEW R. CHANCE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 28th day of January, 2021.

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

My commission expires:

NOTARY PUBLIC

THOMAS SARGENT, JR. (Grantee)

CHRISTINE SARGENT (Grantee)

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF Monmouth)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named THOMAS SARGENT, JR. and CHRISTINE SARGENT, husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 12th day of February, 2021.

My commission expires: 03/27/2022

NOTARY PUBLIC

MADELINE A FUHRING
Notary Public - State of New Jersey
My Commission Expires Mar 27, 2022

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return To:

Foundation Title and Escrow, LLC

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, do hereby make oath that I am 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.

C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. Mark Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of February, 2021.

Kitty Martin

Notary Public

My Commission Expires: 10-2-2023



907033.1 13109-001