Karen Johnson Davidson County
Batch# 580679 DEEDWARR
03/01/2021 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210301-0025447

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hickory Woods Partners, LLC c/o Brookside Properties, Inc. 2002 Richard Jones Rd, Ste 200C Nashville, Tennessee 37215	072-00-0-012.00; and 072-00-0-018.00	Same
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, Nashville, TN 37203		

DEED OF CORRECTION

WHEREAS, by that certain Special Warranty Deed of record as Instrument No. 20150416-0033678, in the Register of Deeds Office for Davidson County, Tennessee (the "Warranty Deed") and certain Quitclaim Deed of record as Instrument No. 20150416-0033679, in said Register's Office (the "Quitclaim Deed"), **UTAH STATE RETIREMENT INVESTMENT FUND**, a common trust fund created pursuant to the statutes of the State of Utah conveyed a certain tract of land in Davidson County, Tennessee, to **SPACE PARK REALTY PARTNERS II**, a Tennessee general partnership, **HDJ SPACE PARK EAST, LLC**, a Tennessee limited liability company, and **HICKORY WOODS PARTNERS, LLC**, a Delaware limited liability company, as tenants in common ("Grantees"); and

WHEREAS, by inadvertence and contrary to the provisions of the Co-ownership Agreement among the Grantees, the Warranty Deed contained an error in the conveyance to two of the Grantees which was therein conveyed as follows:

> **FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **UTAH STATE RETIREMENT INVESTMENT FUND,** a common trust fund created pursuant to the statutes of the State of Utah (the "Grantor") has bargained and sold, and by these presents transfers and conveys unto **SPACE PARK REALTY PARTNERS II**, a Tennessee general partnership ("SPRP"), as to a 0.30% interest as tenant in common, **HDJ SPACE PARK EAST, LLC,** a Tennessee limited liability company ("HDJ"), as to a 83.46% interest as tenant in common, and **HICKORY WOODS PARTNERS, LLC,** a Delaware limited liability company ("Hickory Woods"), as to a 16.24% interest as tenant in common (SPRP, HDJ, and Hickory Woods being collectively referred to as "Grantee"), their respective successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

WHEREAS, by inadvertence and contrary to the provisions of the Co-ownership Agreement among the Grantees, the Quitclaim Deed contained an error in the conveyance to two of the Grantees which was therein conveyed as follows:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **UTAH STATE RETIREMENT INVESTMENT FUND**, a common trust fund created pursuant to the statutes of the State of Utah (the "Grantor") has bargained and sold, and by these presents does hereby quitclaim, transfer and convey unto **SPACE PARK REALTY PARTNERS II**, a Tennessee general partnership ("SPRP"), as to a 0.30% interest as tenant in common, **HDJ SPACE PARK EAST, LLC**, a Tennessee limited liability company ("HDJ"), as to a 83.46% interest as tenant in common, and **HICKORY WOODS PARTNERS, LLC**, a Delaware limited liability company ("Hickory Woods"), as to a 16.24% interest as tenant in common (SPRP, HDJ, and Hickory Woods being collectively referred to as "Grantee"), their respective successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

NOW, THEREFORE, to reflect correctly the ownership of Grantees in the Property of record, **HDJ SPACE PARK EAST, LLC**, a Tennessee limited liability company ("Grantor") for the purpose of correcting said errors and in consideration of the sum of One and No/100 ($1.00) Dollars cash in hand paid the receipt and sufficiency of which are hereby acknowledged, by these presents hereby sells, assigns, and conveys to **HICKORY WOODS PARTNERS, LLC,** a Delaware limited liability company, ("Grantee") its successors and assigns, a 67.22% undivided interest in the Property as defined in the Warranty Deed and the Property as defined in the Quitclaim Deed (collectively, the "Combined Property"), such that following this conveyance, Grantor will own a 16.24% undivided interest in the Combined Property and Grantee will own a 83.46% undivided interest in the Combined Property.

Grantor and Grantee hereby confirm that **SPACE PARK REALTY PARTNERS II**, a Tennessee general partnership, its successors and assigns has owned and continues to own a .30% undivided interest in the Combined Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed effective as of the 14th day of April, 2015.

GRANTOR:

HDJ SPACE PARK EAST, LLC, a Tennessee limited liability company

By: HDJ Capital Partners, Ltd., an Alabama limited partnership, Sole Member

By: Joyce Management Co., Inc., an Alabama corporation, General Partner

By: _____
H. Rodes Hart, Jr.,
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DELSA J. CARTER the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared H. Rodes Hart, Jr., 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 Vice President of Joyce Management Co., an Alabama corporation, which is the General Partner of HDJ Capital Partners, Ltd., an Alabama limited partnership, which is the Sole Member of HDJ Space Park East, LLC, a Delaware limited partnership, the within named Grantor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner of the sole member of said limited liability company.

Witness my hand and seal, this the 22 day of February, 2021.

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Delsa J. Carter
Notary Public
My Commission Expires: 05-03-21

True Copy Certification

I, Matt Foster, 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 Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster 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: 06/21/2021

Notary Seal:

