Karen Johnson Davidson County
Batch# 581020 DEEDWARR
03/01/2021 03:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210301-0025886

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARIAH GRACE KERBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-03-2023	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 24th day of February 2021. Notary Public My Commission Expires:

CORRECTION DEED

Address New Owner: Rohit Padmanabhan and Elizabeth Joan Snyder 1020 13th Avenue South Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-01-2Y-001

WHERAS, COMBS HOSPITALITY, INC., a Missouri Corporation executed a Warranty Deed recorded November 9, 2020 in Instrument No: 20201109-0131140 ("Deed"), conveying to ROHIT PADMANABHAN AND ELIZABETH JOAN SNYDER AKA ELIZABETH SNYDER, HUSBAND AND WIFE that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows ("Property"):

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 1020 13th Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, a Horizontal Property Regime with Private Elements of record in Instrument No. 201909906-0090030, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to COMBS HOSPITALITY, INC., A MISSOURI CORPORATION, by deed from TRACE CONSTRUCTION, INC., A TENNESSEE CORPORATION AND KEVIN HYNEMAN, A MARRIED MAN AND BAILEY HYNEMAN, AN UNMARRIED WOMAN, of record in Instrument No. 20190412-0033396, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1020 13th Avenue South, Nashville, TN 37212

WHEREAS, by inadvertence and mutual mistake, the Unit Number within the legal description on the Deed was incorrect;

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **COMBS HOSPITALITY, INC., a Missouri Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ROHIT PADMANABHAN AND ELIZABETH JOAN SNYDER AKA ELIZABETH SNYDER, HUSBAND AND WIFE** ("Grantee"), their successors, heirs and assigns, that certain Property referenced below:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 1020 13th Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, a Horizontal Property Regime with Private Elements of record in Instrument No. 201909906-0090030, 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 COMBS HOSPITALITY, INC., A MISSOURI CORPORATION, by deed from TRACE CONSTRUCTION, INC., A TENNESSEE CORPORATION AND KEVIN HYNEMAN, A MARRIED MAN AND BAILEY HYNEMAN, AN UNMARRIED WOMAN, of record in Instrument No. 20190412-0033396, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their 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 Number 20190412-0033396, Register's Office for said County.

IN WITNESS WHEREOF, Grantor and Grantees have executed this instrument on this 3rd day of February, 2021.

COMBS HOSPITALITY, INC., a Missouri Corporation

By: _____

STATE OF Missouri)
)
COUNTY OF Taney)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kendall Combs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the President of **COMBS HOSPITALITY, INC., a Missouri Corporation,** the within named bargainer, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of **COMBS HOSPITALITY, INC., a Missouri Corporation** by such person as President.

Witness my hand and official seal at office this 3rd day of February 2021.

Sonya L Hayward
Notary Public
My Commission Expires: 9-30-2022

SONYA L. HAYWARD
Notary Public - Notary Seal
State of Missouri-Taney County
Commission # 18563739
My Commission Expires 09-30-2022

[Grantees' signature on following page]

Rohit Padmanabhan

Elizabeth Joan Snyder

STATE OF Tennessee)
COUNTY OF Davidson)

On this 24th day of February in the year 2021, before me, the undersigned Notary Public, personally appeared, **ROHIT PADMANABHAN AND ELIZABETH JOAN SNYDER** the within named bargainors, known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at office this 24th day of February, 2021.

Notary Public

My commission expires: _____

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

True Copy Certification

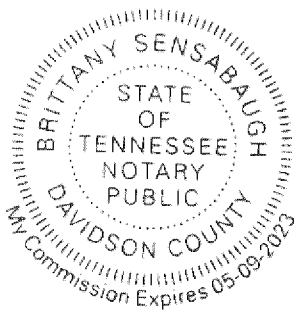
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23