Karen Johnson Davidson County
Batch# 584753 DEEDQC
03/04/2021 12:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210304-0028405

Prepared from information provided by the parties hereto without the benefit of title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Exit Properties General Partnership P.O. Box 1955 Mt. Juliet, TN 37121
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	082051B00300CO and 0825051B00400CO

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229

QUITCLAIM DEED OF CORRECTION

This Quitclaim Deed of Correction made and entered into on this the 1st day of March 2021, by and between Steven R. Griffith (herein "Grantor") and Exit Properties General Partnership, a Tennessee general partnership, herein "Grantee."

WHEREAS, by Quitclaim Deed recorded in Instrument NO. 20190321-0025739, in the Register's Office for Davidson County, Tennessee (herein "Quitclaim Deed"), Steven R. Griffith conveyed certain property in Davidson County, Tennessee, to Exit Properties General Partnership, a Tennessee general partnership; and

WHEREAS, said Quitclaim Deed is irregular because the legal description was incorrect in that it did not contain the most recent description of the subject property; and

WHEREAS, this Quitclaim Deed of Correction is for the purpose of properly conveying the herein described property to Grantee;

NOW, THEREFORE, for and in consideration of good and valuable consideration with a value greater than the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties hereto, Steven R. Griffith, herein "Grantor," and Exit Properties General Partnership, a Tennessee General Partnership, herein "Grantee," Grantor does hereby convey all of its interest to Grantee in the following described tract or parcel of land in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being 1724 Unit 1 and Unit 2 of 1722-1724 5th Avenue North Townhomes, a Planned Unit Development as shown on Exhibit "B" of the Declaration Establishing a Horizontal Property Regime With Private Elements for 1722-1724 5th Avenue North Townhomes, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument Number 20170901-0090207, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said units. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and

Exit Properties General Partnership, a Tennessee general partnership

By: The SRGTN Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The SRGTN Trust dated December 9, 2016

By: The Exit Properties Trust dated August 22, 2019, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The Exit Properties Trust dated August 22, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The SRGTN Trust dated December 9, 2016, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No, 20190805-0077455, in the Davidson County Register's Office.

Witness my hand and official seal at office, this 15 day of March 2021.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The Exit Properties Trust dated August 22, 2019, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20200124-0009050 in the Davidson County Register's Office, as such authorized partner or authorized signer for Exit Properties General Partnership.

Witness my hand and official seal at office, this 15 day of March 2021.

_____
Notary Public
My Commission Expires: 7-9-2024

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

tenants of 1722-1724 5th Avenue North Townhomes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20170901-0090207, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in said Declaration.

Being the same property conveyed to Steven R. Griffith from Joseph Carpenter and Alice Carpenter by Warranty Deed recorded on September 22, 2015, in Instrument Number 20150922-0096119, Register's Office for Davidson County, Tennessee. Reference to such Warranty Deed is hereby made for a more complete reference.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 1st day of March 2021.

Steven R. Griffith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Steven R. Griffith, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of March 2021.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15 day of March 2021

Notary Public
My Commission Expires

CINDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022