This Instrument Prepared By:
Adam G. LaFevor, Esq.
513 3rd Avenue South
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 588707 DEEDQC
03/10/2021 12:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210310-0031497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 8th day of March, 2021

Notary Public

My Commission Expires: 3/3/25

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner is:
Lynwood Opportunity, Inc.
PO Box 158444
Nashville, TN 37215

Send Tax Bill to:
New Owner

Map and Parcel
105 06 0N 001.00
105 06 0N 002.00
105 06 0N 900.00

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DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property to 761 Lynwood, G.P. has previously been executed and recorded as Instrument No. 20201104-0128868, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Quitclaim Deed was deficient or contained and error in the NAME OF THE GRANTEE.

NOW, THEREFORE, For in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged we, **LYNWOOD ROW II, G.P.**, hereinafter called the "Grantor", has bargained and sold, and by these presents, transfers, and conveys unto **LYNWOOD OPPORTUNITY, INC.**, hereinafter referred to as

Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

TRACT 1: Land in Davidson County, Tennessee, being Unit A, and all common elements appurtenant thereto, as depicted on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 761 Lynwood Avenue, of record as Instrument No. 20181120-0114414, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 761 Lynwood, G.P. by Quitclaim Deed from Lynwood Row II, G.P., of record as Instrument No. 20201104-0128868, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Lynwood Row II, GP, a Tennessee general partnership, by Warranty Deed from James E. Chatman and Vera A. Stevens, of record as Instrument No. 20171120-0119145, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Unit B, and all common elements appurtenant thereto, as depicted on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 761 Lynwood Avenue, of record as Instrument No. 20181120-0114414, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 761 Lynwood, G.P. by Quitclaim Deed from Lynwood Row II, G.P., of record as Instrument No. 20201104-0128868, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lynwood Row II, GP, a Tennessee general partnership; by Warranty Deed from James E. Chatman and Vera A. Stevens, of record as Instrument No. 20171120-0119145, Register's Office for Davidson County, Tennessee.

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.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, its successors and assigns against the lawful claims of all persons.

Witness our hands this 8th day of March, 2021.

GRANTOR:

LYNWOOD ROW II, G.P.

Partner

Adam G. LaFevor, Partner

761 LYNWOOD, G.P.

Authorized Agent

Adam G. LaFevor, Authorized Agent

GRANTEE:

LYNWOOD OPPORTUNITY, INC.

Authorized Agent

Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam G. LaFevor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Partner of Lynwood Row II, G.P., and that he, as Partner, is authorized to and did execute the within instrument on behalf of Lynwood Row II, G.P., for the purposes therein contained.

Witness my hand and official seal on this the 8th day of March, 2021.

Notary Public

My Commission Expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam G. LaFevor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Partner of 761 Lynwood, G.P., and that he, as Partner, is authorized to and did execute the within instrument on behalf of Lynwood Row II, G.P., for the purposes therein contained.

Witness my hand and official seal on this the 8th day of March, 2021.

Notary Public

My Commission Expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam G. LaFevor, with whom I am personally acquainted or proved to me on the basis of satisfactory to be the person and who acknowledged that he is the Authorized Agent for Lynwood Opportunity, Inc., and that he, as Authorized Agent, executed the within instrument, for the purposes therein contained.

Witness my hand and official seal on this the 8th day of March, 2021.

Notary Public

My Commission Expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

