Karen Johnson Davidson County
Batch# 589478 DEEDWARR
03/11/2021 11:20:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210311-0032345

This Instrument Prepared By:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, TN 37215

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Instrument Number 20190502-0041110, Register's Office for Davidson County, Tennessee, W. Grant Randolph, unmarried (hereinafter "Grantor(s)") conveyed a certain real property of land in Davidson County, Tennessee, to Audrey C. Moody, unmarried (hereinafter "Grantee(s)").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 245 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit "B" to and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register' s Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to LEROY E. SMITH, UNMARRIED, by deed from MARY KATHRYN MULLOY GRIFFIN, of record in Book 10024, page 12 , dated April 18, 1996 , said Register's Office. The said Leroy E. Smith having since died testae on or about December 31, 2017 devising subject property to W. GRANT RANDOLPH, pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 18P-076.

WHEREAS, the legal description omitted the following:

To have and to hold the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, for the term of the Ground Lease of record in Book 6208, page 137, said Register's Office, and any extension thereof but not further.

Grantee understands that the Grantors are not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantee of the above described condominium

apartment for the full term of said Ground Lease, and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations of the Grantor under said Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

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

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Unit No. 245 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit "B" to and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register' s Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to LEROY E. SMITH, UNMARRIED, by deed from MARY KATHRYN MULLOY GRIFFIN, of record in Book 10024, page 12 , dated April 18, 1996 , said Register's Office. The said Leroy E. Smith having since died testae on or about December 31, 2017 devising subject property to W. GRANT RANDOLPH, pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 18P-076.

To have and to hold the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, for the term of the Ground Lease of record in Book 6208, page 137, said Register's Office, and any extension thereof but not further.

Grantee understands that the Grantors are not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantee of the above described condominium apartment for the full term of said Ground Lease, and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations of the Grantor under said Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, contained in Sublease and Conveyance of Condominium Apartment 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 20190502-0041110 Davidson, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 12th day of June, 2019.

GRANTORS:

W. Grant Randolph

GRANTEES

Audrey C. Moody

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, W. Grant Randolph, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Audrey C. Moody, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, ~~2019~~ 2021 HD.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

AFFIANT

Sworn to and subscribed before me this the 10th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022