This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 603072 DEEDWARR
03/30/2021 02:36:07 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20210330-0041864

New Owner is:
Yellow Ball Development, GP
650 Wedgewood Ave
Nashville, TN 37203

Map and Parcel
093-16-0-32901 &
093-16-0-44800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Megan Rudy
Affiant

Subscribed and sworn to before me this 24th day of March, 2021.

Notary Public

My commission expires: _____

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Devan McClish** and **Kirtley Whittington** to **Yellow Ball Development, GP**, has previously been executed and put of record in **Instrument No. 201801220006162, in the Register's Office of Davidson County Tennessee**; and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description and Map and Parcel Numbers.

NOW, THEREFORE, for and in the consideration 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 is hereby acknowledged **Devan McClish** and **Kirtley Whittington**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Yellow Ball Development, GP**, hereinafter referred to as the Grantee, its heirs and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, Map & Parcel Nos. 093-16-0-32901 and 093-16-0-44800, described as follows to-wit:

Tract I (Map/Parcel 093-16-0-32901):

Land in Davidson County, Tennessee, being the southerly 77 feet of Lot No. 6 on the Bransford Realty Company's Redivision of part of Weakley & Warrens Resubdivision of Block "D", Hermitage Addition as of record in Book 421, page 58, Register's Office for said County.

Said part of said lot fronts 33 feet on the northerly side of J. C. Napier Street and runs back Northerly between parallel lines 77 feet to a 15 foot private alley, to a line in the rear on which it measures 33 feet.

Being the same property conveyed to Allen Gregory and wife, Dolly Mae Gregory by Warranty Deed from Zack R. Cheek and wife, Emelyn T. Cheek, of record in Book 3704, Page 111, in the Register's Office for Davidson County, Tennessee. The said Dolly Mae Gregory died on February 7, 2013 leaving Allen Gregory as surviving tenant by the entirety. The said Allen Gregory died intestate on June 24, 2013 leaving Pauline Cantrell as his only heir as shown in Affidavits of Heirship of record in Instrument Number 20150317-0022768, Instrument Number 20160715-0073100, Instrument Number 20180626-0061590, and Instrument Number 20180626-0061591, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Devan McClish and Kirtley Whittington by Deed of Correction from Pauline Cantrell of record in Instrument No. 20210330-0041863, in the Register's Office for Davidson County, Tennessee.

Tract II (Map/Parcel 093-16-0-44800):

Land in Davidson County, Tennessee, beginning at the southwest corner of the part of Lot No. 6, on the Bransford Realty Company's Re-Subdiviison of part of Weakly and Warren's Re-Subdivision of Block D, Hermitage Additions of record in Book 421, Page 58, Register's Office of Davidson County, Tennessee.

Said Lot owned by Allen R. Gregory and wife, Dolly M. Gregory, thence running in a northern direction to a point on the southside of an alley; thence in a western direction parallel to said Alley 15 feet to a point; thence in a southern direction 77 feet more or less to a point, on the north-side of Napier Street; thence in an eastern direction 15 feet to a point of the beginning.

Being the same property conveyed to Yellow Ball Development, GP by Warranty Deed from Devan McClish and Kirtley Whittington of record in Instrument No. 20180122-0006162, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Devan McClish and Kirtley Whittington by Deed of Correction from Pauline Cantrell of record in Instrument No. 20210330-0041863, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is real property commonly known as **116 & 0 J C Napier St, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of March, 2021.

GRANTORS:

Devan McClish

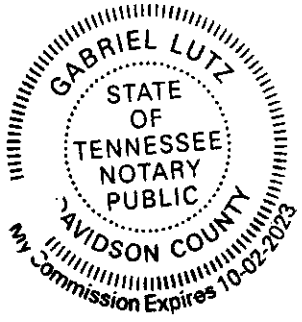
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Devan McClish, the within named bargainor, with whom I am personally acquainted (or 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, this the 24th day of March, 2021.

Notary Public

My Commission Expires:



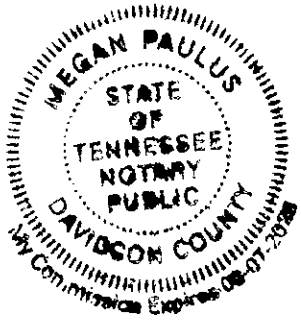
Kirtley Whittington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirtley Whittington, the within named bargainor, with whom I am personally acquainted (or 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, this the 23rd day of March, 2021.

Megan Paulus
Notary Public



My Commission Expires: 3/7/23

GRANTEE:

Yellow Ball Devepment, GP

By: _____
Jeffrey D. Gaw, Chief Manager of
D & J Properties of Tennessee LLC

By: _____
Joseph M. Roberts, III,
Managing Member / Sercretary of
JMR Investments, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Jeffrey D. Gaw, 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 Chief Manager of D & J Properties of Tennessee LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a general partnership, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership as Chief Manager of D & J Properties of Tennessee LLC, Partner of Yellow Ball Development, GP.

Witness my hand and official seal, this the 24th day of March, 2021.

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2023

Megan Paulus
Notary Public

My Commission Expires: 3/7/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Joseph M. Roberts, III, 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 Managing Member / Sercretary of JMR Investments, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a general partnership, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership as Managing Member / Sercretary of JMR Investments, LLC, Partner of Yellow Ball Development, GP.

Witness my hand and official seal, this the 24th day of March, 2021.

Megan Paulus
Notary Public

My Commission Expires: 3/7/23

