Karen Johnson Davidson County
Batch# 616111 DEEDWARR
04/15/2021 04:15:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210415-0050758

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Suite 130** **Nashville, Tennessee 37215** **File No. 190922531** ***The purpose of this Deed of Correction is to correct the prior conveyance.***	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 13th day of April, 2021 Notary Public My Commission Expires: 1-19-2022 JEFFREY L. REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

DEED OF CORRECTION

WARRANTY DEED

Address New Owner: Del Sur, II, LLC 2927 Dickerson Pike Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 081 16 2A 002.00

WHEREAS, a Warranty Deed conveying the within described property from **1037 Scovel, LLC a Delaware limited liability company** to **Del Sur II, LLC, a Tennessee limited liability company**, has previously been executed and put of record in **Instrument No. 20210106-0002823**, Register's Office of Davidson County, TN.

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

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No.9 of Scovel Row, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Scovel Row, a Horizontal Property Regime, of record in Instrument Number 20190919-0094897, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

WHEREAS, the legal description in said Warranty Deed stated Unit No. 9 and should have stated Unit No. 2.

WHEREAS, **Del Sur II, LLC, a Tennessee limited liability company**, (hereinafter collectively referred to as "Del Sur"); and 1037 Scovel, LLC, a Delaware limited liability company have agreed to correct said error and for Del Sur to convey the above-described unit back to 1037 Scovel, LLC;

NOW, THEREFORE, for and 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 **1037 Scovel, LLC a Delaware limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Del Sur II, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantees, their heirs, successors and assigns, that

certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 081 16 2A 002.00 described as follows to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No.2 of Scovel Row, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Scovel Row, a Horizontal Property Regime, of record in Instrument Number 20190919-0094897, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Warranty Deed from M2 Square, LLC to 1037 Scovel LLC, a Delaware limited liability company as recorded on the 6th day of August, 2018 in Instrument No. 20180806-0076884, Register's Office of Davidson County, TN.

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 No. 20210106-0002823 Register's Office for said County.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument on this 13 day of April, 2021.

GRANTOR:

1037 SCOVEL, LLC

By: FrontFour Nashville, LP, Member
By: FrontFour Real Ventures, LLC, General Partner

By: Derek Lisle, Authorized Agent
Derek Lisle, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Derek Lisle, 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 Authorized Agent (or other officer authorized to execute the instrument) of FrontFour Real Ventures, LLC, a Delaware limited liability company, which is the General Partner of FrontFour Nashville, LP, a Delaware limited partnership, and who on behalf of FrontFour Nashville, LP, as the sole Member of 1037 Scovel, LLC, a Delaware limited liability company, the within named bargainor, acknowledged that he on behalf of the General Partner of such sole member has executed the foregoing instrument with authority and for the purposes therein contained, by signing the name of 1037 Scovel, LLC by himself as such aforesaid Authorized Agent of the General Partner of FrontFour Nashville, LP for the purpose of binding 1037 Scovel, LLC hereto.

Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of April, 2021.

Notary Public

My commission expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

IN WITNESS WHEREOF, the parties have executed this instrument on this 13th day of April, 2021.

GRANTEE:

Del Sur II, LLC

J. Tyler Faulkner, member Del Sur II
By: J. Tyler Faulkner, member Del Sur II, LLC

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, of the State and County aforesaid, personally appeared Tyler Faulkner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the sole member (or other officer authorized to execute the instrument) of **Del Sur II, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that he/she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as such aforesaid authorized member.

Witness my hand and official seal, at office, this 13th day of April, 2021

Notary Public

My commission expires: 1-19-2025

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY