Karen Johnson Davidson County
Batch# 616112 DEEDWARR
04/15/2021 04:29:51 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210415-0050769

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Suite 130** **Nashville, Tennessee 37215** **File No. 190822288** ***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 14th day of April, 2021 Notary Public My Commission Expires: 11/17/24 JENNIFER ALLEN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

DEED OF CORRECTION

WARRANTY DEED

Address New Owner: Jason Ching and Dyan Ching 1035D Scovel Street Nashville, TN 37208	Send Tax Bills To: New Owners 12859 Frost Brothers Court Rancho Cucamonga, CA 91739	Tax Information: 081 16 2A 009.00

WHEREAS, a Warranty Deed conveying the within described property from **1037 Scovel, LLC a Delaware limited liability company to Jason Ching and Dyan Ching, husband and wife,** has previously been executed and put of record in **Instrument No. 20210128-0012642**, 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.4 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. 4 and should have stated Unit No. 9.

WHEREAS, Jason Ching and Dyan Ching, husband and wife, (hereinafter collectively referred to as "Chings"); and 1037 Scovel, LLC, a Delaware limited liability company have agreed to correct said error and for the Chings 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 **Jason Ching and Dyan Ching, husband and wife,** 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 009.00 described as follows to-wit:

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.

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. 20210128-0012642, 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 13th 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: _____

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

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

IN WITNESS WHEREOF, the parties have executed this instrument on this 26 day of MARCH, 2021.

GRANTEES:

Jason Ching

Jason Ching

Dyan Ching

Dyan Ching

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a notary public in and for said County and State, personally appeared, **Jason Ching and Dyan Ching**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this _____ day of _____, 2021

See Attachment 3/26/2021 m

_____
Notary Public

My commission expires: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Bernardino }

On March 26, 2021 before me, Amber Lewis, Notary Public
(Here insert name and title of the officer),

personally appeared Jason Ching and Dyan Ching,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Amber Lewis
Notary Public Signature

(Notary Public Seal)

AMBER LEWIS
Notary Public - California
San Bernardino County
Commission # 2311357
My Comm. Expires Nov 3, 2023

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Deed of Correction
(Title or description of attached document)

Warranty Deed
(Title or description of attached document continued)

Number of Pages 3 Document Date 3/26/21

CAPACITY CLAIMED BY THE SIGNER

☒ Individual(s)
☐ Corporate Officer

_____
(Title)

☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.