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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 2nd day of May, 2021.

Notary Public

My Commission Expires: 3/3/25

Karen Johnson Davidson County
Batch# 630674 DEEDQC
05/06/2021 12:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210506-0061050

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
105-06-0-210.00

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DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a Warranty Deed conveying the within described property to Magness Group 749, G.P. has previously been executed and recorded as Instrument No. 20210108-0004018, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Warranty 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, MAGNESS GROUP 749, 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 Lot No. 21 on the Plan of Matilda Alloway's Subdivision of Lot No. 5 of the Horton Plan, of record in Book 161, Page 143, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Magness Group 749, G.P., by Quitclaim Deed from Zvezda 1, LLC., of record as Instrument No. 20210108-0004018, 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.

Magness Group 749, G.P. joins this instrument to convey any interest it received by virtue of the referenced Warranty Deed.

Witness our hands this 3rd day of ~~April~~ May, 2021.

GRANTOR:

ZVEZDA 1, LLC

Max Khazanov, Authorized Agent

PRIYANKA PATEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MAGNESS GROUP 749, G.P.

Adam G. LaFevor, Authorized Agent

GRANTEE:

LYNWOOD OPPORTUNITY, INC.

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, Max Khazanov, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Authorized Agent of Zvezda 1, LLC, and that he, as Authorized Agent, is authorized to and did execute the within instrument on behalf of Zvezda 1, LLC for the purposes therein contained.

Witness my hand and official seal on this the 3 day of ~~April~~ May, 2021.

Notary Public

My Commission Expires: 06/21/22

PRIYANKA PATEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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 Authorized Agent of Magness 749, G.P., and that he, as Authorized Agent, is authorized to and did execute the within instrument on behalf of Magness 749, G.P., for the purposes therein contained.

Witness my hand and official seal on this the 4 day of ~~April~~ May, 2021.

Notary Public

My Commission Expires: July 22, 2023

AMBERLY LEININGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2023

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 Authorized Agent Lynwood Opportunity, Inc., and that he, as Authorized Agent, is authorized to and did execute the within instrument on behalf of Lynwood Opportunity, Inc. for the purposes therein contained.

Witness my hand and official seal on this the 4th day of May, 2021.

Carrie Callahan
Notary Public

My Commission Expires: 3/3/25



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

