Karen Johnson Davidson County
Batch# 635868 DEEDWARR
05/13/2021 02:55:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210513-0064932

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

Send Tax Bills To:
New Owner

New Owner is:
Albert Kiteck
4808 Enoch Drive
Nashville, TN 37211

Map and Parcel
093130Z00100CO
093130Z00200CO
093130Z90000CO

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 5th day of May, 2021.

Notary Public

My commission expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **1 Public Homes, LLC, a Tennessee limited liability company, Grantor, to Albert Kiteck, a single man, Grantee,** has previously been executed and put of record in **Instrument Number 20190703-0064851,** Register's Office of **Davidson** County, Tennessee, and

WHEREAS, the said Warranty Deed was deficient and contained an incomplete legal description.

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, and in order to correct the aforesaid Warranty Deed and fully and properly convey all the property described below, **1 Public Homes, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto to **Albert Kitech, a single man,** hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 1405A and 1405B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1405 and 1407 Hawkins Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161121-0122572, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from American Consulting Corporation, dated June 14, 2019 and filed of record as Instrument No. 20190624-0060629, in the Register's Office for Davidson County, Tennessee.

The previous description of said property contained in Warranty Deed of record in Instrument Number 20190703-0064851, referenced the subject property as being "Units A and B". This Deed of Correction of Warranty Deed is being executed and recorded to correctly reference the property conveyed as Units 1405A

and 1405B, together with the common areas, as having been the intention of all parties at the time of the previous conveyance.

The within described Declaration of Covenants, Conditions and Restrictions for 1405 and 1407 Hawkins Street, having since been amended by Amendments of record Instrument Numbers 20200109-0003328 and 20200206-0014077, Register's Office for Davidson County, Tennessee, both of which contain an Amended Exhibit "B" attached thereto, to which Plan reference is hereby made for a more complete description of the property.

This property is improved property commonly known as: **1405A and 1405B Hawkins Street, Nashville, TN 37203.**

This conveyance is subject to the following: Taxes for the year 2019 and taxes for subsequent years; all matters shown on the Plan of record in Plat Book 1, page 4, said Register's Office; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20161121-0122572, and subsequent Amendments of record in Instrument Number 20200109-0003328 and 20200206-0014077, said Register's Office

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, his heirs and assigns, forever.

The Grantor does covenant with the said Grantees 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 itself and its successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 5th day of May, 2021.

GRANTOR:

1 Public Homes, LLC,
a Tennessee limited liability company

BY: Eric Sox Member
ITS:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Sox, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of May, 2021.

Notary Public

My Commission Expires: My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness our hands this 5th day of May, 2021.

GRANTEE:

Albert Kitech

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 5th day of May, 2021, before me personally appeared Albert Kitech, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2021.

Notary Public

My Commission Expires: _____

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022