Karen Johnson Davidson County
Batch# 646548 DEEDWARR
06/01/2021 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210601-0072635

This Instrument Prepared By:
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by deed of record in Instrument No. 20210416-0050926, Register's Office for Davidson County, Tennessee, HV Urban, a Tennessee partnership, ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Brio 301, LLC ("Grantees"); and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

> Land in Davidson County, Tennessee, being all of unit 304 The Brio Condominiums on Exhibit "C" Declaration of Covenants and Restrictions for The Brio Condominiums of record in Instrument No. 20180629-0062963, as amended in Instrument No. 2020812-0089899 and Instrument No. 20200820-0093893, Register's Office for Davidson County, Tennessee reference hereby made for a more complete description of the said property. Included with this conveyance are parking spaces No. 24 and 25, as shown on Exhibit "C" of the amended declaration recorded in Instrument No. 20200820-0093893.
>
> Being part of the same property conveyed to HV Urban, a Tennessee partnership by Deed from Hidden Valley Homes, LLC, recorded on May 27, 2016, of record in Instrument No. 20160527-0053963, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantees have requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, HV Urban, a Tennessee * *partnership for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand and by these presents does transfer and convey unto the said Grantees, Brio 301 LLC, their heirs and assigns, a certain tract of land in Williamson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all of unit 301 The Brio Condominiums on Exhibit "C" Declaration of Covenants and Restrictions for The Brio Condominiums of record in Instrument No. 20180629-0062963, as amended in Instrument No. 2020812-0089899 and Instrument No. 20200820-0093893, Register's Office for Davidson County, Tennessee reference hereby made for a more complete description of the said property. Included with this conveyance are parking spaces No. 9 and 24, as shown on Exhibit "C" of the amended declaration recorded in Instrument No. 20200820-0093893.
>
> Being part of the same property conveyed to HV Urban, a Tennessee partnership by Deed from Hidden Valley Homes, LLC, recorded on May 27, 2016, of record in Instrument No. 20160527-0053963, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, in fee simple forever and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20210416-0050926, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this May 14, 2021.

GRANTOR:

HV Urban, a Tennessee Partnership

By: James C. Spangler, General Partner

GRANTEES:

Brio 301, LLC

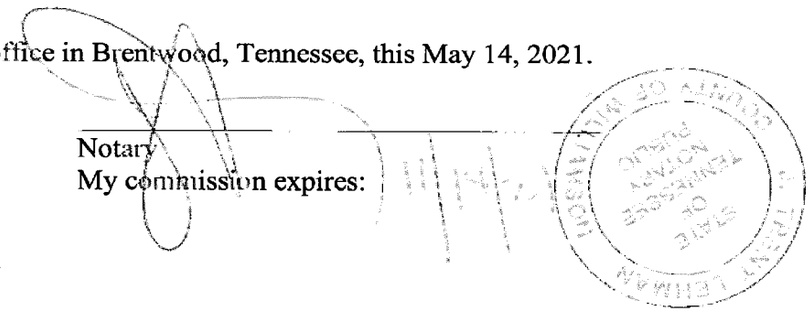
By: James C. Spangler, Member

This Instrument Prepared By:
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared James C. Spangler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of HV Urban the within named bargainor, a partnership, and that he as such General Partner executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as General Partner.

Witness my hand and seal, at office in Brentwood, Tennessee, this May 14, 2021.

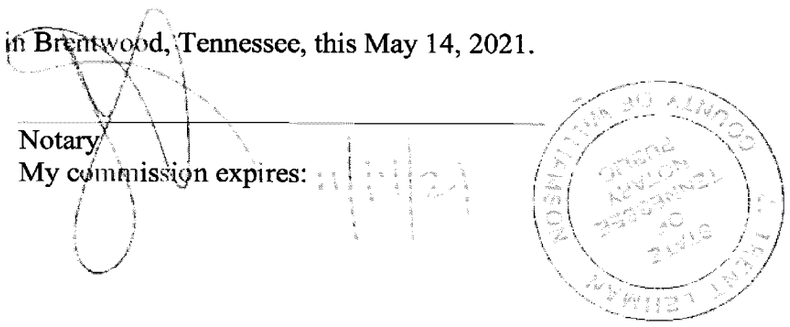


Notary
My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared James C. Spangler, 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 Member of Brio 301, LLC the within named bargainor, a corporation, and that he as such Member of Brio 301, LLC executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Member of Brio 301, LLC.

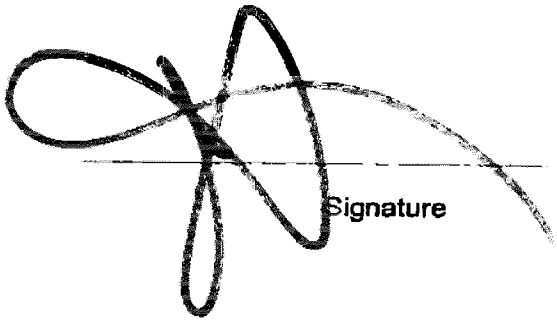
Witness my hand and seal, at office in Brentwood, Tennessee, this May 14, 2021.



Notary
My commission expires:

Certificate of Authenticity

I, J. Trent Lehman _____, do hereby make oath that I am a licensed attorney and/or 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.



Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, J. Trent Lehman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Krysta Laird

Notary's Signature

My Commission Expires: 11/5/24.

Notary's Seal (if on paper)

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202106010072635