Karen Johnson Davidson County
Batch# 654294 DEEDWARR
06/10/2021 12:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210610-0078323

THIS INSTRUMENT PREPARED BY:

William T. Smith
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2021.

Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

DEED OF CORRECTION

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Josef N. Newgarden, Trustee of the JN Revocable Trust dated November 8, 2016 4621 Dustin Lane Nashville, TN 37220	Same	13213010500

WHEREAS, by Special Warranty Deed of record as Instrument No. 20190510-0043989, Register's Office for Davidson County, Tennessee (the "Deed"), **FOCUS BUILDERS, LLC**, a Tennessee limited liability company (the "Grantor"), transferred and conveyed the real property described in said Deed to **JN REVOCABLE TRUST DATED NOVEMBER 8, 2016** (the "Grantee"); and

WHEREAS, by inadvertence and mutual mistake, the Grantor incorrectly referenced the Grantee in the Deed as **JN REVOCABLE TRUST DATED NOVEMBER 8, 2016**, when the

proper grantee is **JOSEF N. NEWGARDEN, TRUSTEE OF THE JN REVOCABLE TRUST DATED NOVEMBER 8, 2016**; and

WHEREAS, the parties now wish to correct the grantee in the Deed.

NOW, THEREFORE, for and in consideration of the premises contained herein, the parties have executed this Deed of Correction effective as of the 3rd day of June, 2021 (the "Effective Date"), for the purpose of correcting the grantee in the Deed to **JOSEF N. NEWGARDEN, TRUSTEE OF THE JN REVOCABLE TRUST DATED NOVEMBER 8, 2016**.

In furtherance of the foregoing, the Grantor hereby transfers and conveys, as set forth in and as was intended in the Deed, the real property described in the Deed to **JOSEF N. NEWGARDEN, TRUSTEE OF THE JN REVOCABLE TRUST DATED NOVEMBER 8, 2016**. All other provisions of the Deed shall remain in full force and effect and are incorporated herein by reference.

{Signature pages to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

FOCUS BUILDERS, LLC,
a Tennessee limited liability company

By: _____
Seth M. Argo, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SETH M. ARGO**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of June, 2021.

_____
Notary Public

My Commission Expires:

REBECCA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

842629.1/020210141

WITNESS my hand effective as of the Effective Date.

GRANTEE:

Trustee

Josef N. Newgarden, Trustee of the JN Revocable Trust
dated November 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEF N. NEWGARDEN, TRUSTEE OF THE JN REVOCABLE TRUST DATED NOVEMBER 8, 2016,** with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of June, 2021.

Notary Public

My Commission Expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

842629.1/020210141

True Copy Certification

I, William T. Smith, 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 DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, William T. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

