This Instrument Was Prepared By & Return To:
Concord Title
3000 Meridian Blvd, Ste 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 760326 DEEDWARR
11/24/2021 08:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211124-0155832

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20210728-0101276, Register's Office for Davidson County, Tennessee, Music City Holdings, LLC, a Texas limited liability company, ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to PHSE1, LLC, ("Grantee");

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the Grantee's name.

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

NOW, THEREFORE, the Grantor, Music City Holdings, LLC, a Texas limited liability company, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantee, Ephraim Maldonado, their heirs, and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot 1 on the Gardner's One Lot Subdivision (Revised) as shown on plat of record in Book 8250, page 635, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Christopher A. Miller and Andrea V. Miller by Deed from Secretary for Housing and Urban Development dated August 1, 2006 and filed of record in Instrument No. 20060808-0097114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Christopher A. Miller and Andrea V. Miller, a married couple, dated July 15, 2021, of record in Instrument No. 20210720-0097371, Register's Office for Davidson County, Tennessee.

Being also known as 5333 Whites Creek Pike, Whites Creek, Tennessee 37189

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Warranty deed of record in Instrument No. 20210728-0101276, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect grantor, 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 undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____
Mat Farmer, It's General Manager

State of TENNESSEE
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***General Manager*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***General Manager*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***General Manager***.

Witness my hand and official seal this 17 day of November, 2021.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Ephraim Maldonado
Address: 5333 Whites Creek Pike
City, State, Zip: Whites Creek, TN 37189

Responsible Party For Taxes:

Name: Ephraim Maldonado
Address: 6001 W. Interstate 20, Suite 200
City, State, Zip: Arlington, TX 76017

Tax ID: 02200-0-225.00

Certificate of Authenticity

I, **Nick Harris**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/18/2021.

Affiant Signature

11/18/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of November, 20 21.

Notary's Signature

My Commission Expires: 3/7/22
Date

