INSTRUMENT FOR CORRECTION OF WARRANTY DEED	STATE OF TENNESSEE COUNTY OF _____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS _____.
Karen Johnson Davidson County Batch# 760651 DEEDWARR 11/24/2021 01:15:40 PM 6 pgs Fees: $32.00 Taxes: $0.00 20211124-0156266	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** **The actual consideration or true value, whichever is greater for this transfer is** $ 0. _____, **Affiant** **Subscribed and sworn before me this the** 24 **Day of** November **20** 21. _____, **Deputy Register**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PART OF 174-00-0-214.00
REYES CONSTRUCTION, INC.	Same-	
3008 Lookout Pt.		
Greenbrier TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, by a Warranty Deed dated February 14, 2020, and recorded March 17, 2020 as Instrument No. **202003170029393**in the Register's Office for DAVIDSON COUNTY, TENNESSEE **AVIN SINDI AND KIMBRELY AUSTIN,** GRANTORS, conveyed a certain tract of land described therein to **REYES CONSTRUCTION, Inc., a Tennessee Corporation**, GRANTEE.

WHEREAS, the above deed contained a flawed legal description in that it **failed to exclude** a portion of such property more specifically set out in following paragraph. as well as being described in the "Exclusion" on Exhibit "A" attached hereto and made a parr hereof..

WHEREAS, It was the intention, understanding and mutual agreement of the parties to said Warranty Deed, as, indicated by their signatures on this Deed of Correction, that the legal description should have excluded a portion of the property, described as follows: LOTS NOS. 1, 2, 3, 4, 5 AND 6 ON THE FINAL PLAT OF CANE RIDGE FARMS, PHASE 3, SECTION 2, WHICH PLAT IS OF RECORD AS INSTRUMENT NO.20180730-0074028, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Therefore, the purpose of this Instrument is to make a proper conveyance of such property as described in attached Exhibit "A";

NOW, THEREFORE, **AVIN SINDI AND KIMBERLY AUSTIN** for the purpose of correcting the herein stated 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 is hereby acknowledged, have bargained and sold and by these presents do transfer and convey that certain property described in the attached **Exhibit "A" to REYES CONSTRUCTION, INC.**

GRANTORS do hereby reaffirm and ratify all stipulations made and provided in said Warranty Deed of record as Instrument No. **202003170029393**, Register's Office for **Davidson** County, Tennessee, and the entire contents thereof except for the corrections and changes made by this Instrument, as fully and effectively as if the entire instrument were copied verbatim.

GRANTEE joins in this Deed of Correction to acknowledge its understanding and agreement of the exclusion of the above Lots 1,-2, 3, 4 5 and 6, Cane Ridge Farms, Phase 3, Section 2 from said conveyance

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the ___th day of _____, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand this the 23rd day of November, 2021

Avin Sindi

Kimberly Austin

REYES CONSTRUCTION, INC.

BY: Deanna Reyes

Title: Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **AVIN SINDI,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at U.S. Community Credit this the 23 day of November, 2021.

My commission expires: May 2, 2022

Sandra J. Mitchell
Notary Public

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **KIMBERLY AUSTIN,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that she executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Springfield, TN this the 23rd day of November, 2021.

My commission expires: 08/24/2024

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the state and county mentioned, personally appeared

IN WITNESS WHEREOF, I have hereunto set my hand this the _____ day of _____, 2021

_____ _____

Avin Sindi **Kimberly Austin**

REYES CONSTRUCTION, INC.

BY: Deanna Reyes

Title: Vice President

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **AVIN SINDI,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at _____ this the _____ day of _____, 2021.

My commission expires: _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **KIMBERLY AUSTIN,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that she executed this instrument for the purpose set forth herein.

Witness my hand and official seal at _____ this the _____ day of _____, 2021.

My commission expires: _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

Before me, the undersigned authority, of the state and county mentioned, personally appeared Deanna Reyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice-President/Secretary of Reyes Construction, Inc., the within named bargainor, a Corporation, and that Deanna Reyes as such Vice-President/Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice-President-Secretary.

Witness my hand and official seal at office at ~~Nashville~~ Springfield, Tennessee, this the 24th day of November 2021.

My commission expires: 02/25/2025 _____

Notary Public

KAILEY GREER NOTARY STATE OF TENNESSEE PUBLIC SUMNER COUNTY

Exhibit "A"

Certain real property situated in the 32nd Civil District of Davidson County, Tennessee, being bounded on the West by Lot 52 the terminus of Elijah Ryan Drive and Lot 73, as shown on Subdivision Plat of Cane Ridge Farms, Phase 3, Section 1, First Amendment, on sheet 3 of 3, on the North by Larry Doochin property, on the East by Open Space of Cane Ridge Farms Homeowners Association, Inc., as shown on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 2 of 3, and on the South by Lots 6 thru 12 as shown on Subdivision Plat of Cane Ridge Farms, Phase 1 and described as follows, to-wit:

Beginning at a point on the Southerly margin of Elijah Ryan Drive at the Northeast property corner of Lot number 52 as shown on Subdivision Plat of Cane Ridge Farms, Phase 3, Section 1, First amendment, on sheet 3 of 3, as recorded in Instrument Number 20070703-0079200, in the Register's Office of Davidson County, Tennessee;

Thence with the margin of Elijah Ryan Drive, N 63 deg 35'30" E, a distance of 7.57 feet to a point;

Thence leaving the southerly margin of Elijah Ryan Drive, crossing perpendicular to the end of the right of way, N 26 deg 24'30" W, passing the Southeast property corner of lot 73 at 46.00 feet, passing the Northeast property corner of Lot 73 at 142.03 feet, for a total distance of 162.07 feet to a point in the Southerly line of Larry Doochin, as recorded in Instrument Number 20111123-0091827, in the Register's Office of Davidson County, Tennessee;

Thence with Doochin's Southerly line, N 60 deg 07'28" E, a distance of 580.17 feet to a point at the Northwest property corner of the Open Space of Cane Ridge Farms Homeowners Association, Inc. as recorded in Instrument Number 20010815-0088361 and as show on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 2 of 3, as recorded in Instrument Number 20000825-0083988, in the Register's Office of Davidson County, Tennessee;

Continuing with the Open Space for the next 4 calls; Thence, S 56 deg 37'27" E, a distance of 68.42 feet to a point; Thence, S 37 deg 59'57" E, a distance of 121.20 feet to a point; Thence, S 26 deg 34'28" W, a distance of 193.60 feet to a point; Thence, S 47 deg 43'46" W, a distance of 90.45 feet to a point at the common rear corner of Lots 5 & 6 as show on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 2 of 3, as recorded in Instrument Number 20000825-0083988, in the Register's Office of Davidson County, Tennessee;

Thence with the Northerly line of Phase 1, running along the rears of lots 6 thru 12, S 63 deg 35'30" W, a distance of 403.88 feet to a point in the Northerly line of Lot 12 as show on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 3 of 3, as recorded in Instrument Number 20000825-0083988, in the Register's Office of Davidson County, Tennessee, and also being the Southeast property corner of lot 52 as shown on Subdivision Plat of Cane Ridge Farms, Phase 3, Section 1, First amendment, on sheet 3 of 3, as recorded in Instrument Number 20070703-0079200, in the Register's Office of Davidson County, Tennessee;

Thence with the Easterly line of Lot 52, N 26 deg 24'30" W, a Distance of 121.97 feet to the point of beginning, containing an area of 176,527.32 square feet or 4.053 acres.

Being part of the same property conveyed to Avin Sindi and Kimberly Austin, tenants in common with rights of survivorship, by Special Warranty deed from PNB Holding Co. 2, Inc., a Tennessee corporation, of record in Instrument No. 20150303-0018169, Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.

Being also known as Cane Ridge Rd., Antioch, TN 37013.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, Being Lots Nos. 1, 2, 3, 4, 5 and 6 on the Final Plat of Cane Ridge Farms, Phase 3, Section 2, a Subdivision Plat of record in Instrument No. 20180730-0074028 in the Register's Office for Davidson County, Tennessee.

Chain of title for the above six (6) lots:
Lots Nos. 1, 3 and 4. on above Subdivision Plat were conveyed to Reyes Construction, Inc. by Warranty Deed from Avin Sindi and Kimberly Austin, dated February 26, 2020; recorded March 17, 2020 as Instrument No. 20200317-0029297, Register's Office for Davidson County, Tennessee. Lots Nos. 1, 3 and 4 are also known as 1725; 1728 and 1733 Elijah Rtyan Drive, Antioch, TN 37013

Lot No. 2 on above Subdivision Plat was conveyed to Shivan Sindi by Quitclaim Deed from Avin Sindi and Kimberly Austin, married, dated February 11, 2019; recorded March 1, 2019 as Instrument No. 20190301-0018846, Register's Office for Davidson County, Tennessee.. Lot No. 2 was subsequently conveyed to Reyes Construction, Inc., by Warranty Deed from Shivan Sindi dated February 26, 2020; recorded March 17, 2020 as Instrument No. 20200317-0029296, said Register's Office. Lot No. 2 was further subsequently conveyed to Michel Cruz Denis from Reyes Construction, Inc. by Quitclaim Deed dated September 11, 2020; recorded September 14, 2020 as Instrument No. 20200914-0104587, said Register's Office. Lot No. 2 is also known as 1729 Elijah Ryan Drive, Antioch. TN 37013.

Lot No. 5 on above Subdivision Plat was conveyed to Mahir Amin Sindi by Quitclaim Deed from Avin Sindi and Kimberly Austin, married, dated July 24, 2020; recorded July 27, 2020 as Instrument No. 20200727-0082124, said Register's Office. Lot No. 5 is also known as 1724 Elijah Ray Drive, Antioch, TN 37013

Included in the above description, but excluded therefrom is that portion thereof conveyed to Richard Timothy Whitmore and Jamie Chasteen Whitmore, husband and wife by Warranty Deed from Mark S. Bryant, Trustee under the Revocable Trust Agreement of James M. Bryant, dated May 27, 2014, as Restated and Amended dated October 26, 2015, of record as Instrument No. 20160525-0052649, Register's Office, Davidson County, Tennessee. Said portion described as land in Davidson County, Tennessee, and being described according to a survey, by John B. Kohl, III dated 9-23-76, as follows:

Beginning at a metal fence post in the southeasterly corner of the Mae Bryant property, said point also being a point in the northerly line of the Huffine property of record in book 917, page 387 R.O.D.C.; thence with Huffine's north line S 64 degrees 38' E 584.49 feet to a point; thence N 3 degrees 03' W 265.0 feet to a point in the southerly margin of the Elkins property of record in book 1166 page 279 R.O.D.C.; thence with Elkins south line N 74 degrees 30' 13" W 491.84 feet to a point in Bryant's easterly line; thence with the same S 15 degrees 23' 13" W 151.04 feet to the point of beginning. Included in this conveyance is a 20' access easement across the said Mae Bryant's property described according to said survey as follows: Said easement fronts 20 feet on the easterly margin of Lakeshore Drive and extends back between parallel lines approximately 260.88 feet to the James McDonald Bryant property.

This is improved property known as: 3229 Lakeshore Dr., Old Hickory, TN 37138