Karen Johnson Davidson County
Batch# 766052 DEEDWARR
12/02/2021 11:15:38 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211202-0159750

THIS INSTRUMENT WAS PREPARED BY:
Settlement Services of Nashville, LLC
302 Innovation Drive, Suite 260
Franklin, Tennessee 37067

INSTRUMENT OF DEED OF CORRECTION

WHEREAS, by a Special Warranty Deed of record in Instrument No. 20100825-0067179, Register's Office for Davidson County, Tennessee, NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Christopher Bernard Kinner and Latasha I. Kinner, husband and wife ("Grantee"); and

WHEREAS, by inadvertent and mutual mistake, said Special Warranty Deed contained an error in the legal description which is therein described as follows:

Land in Davidson County, Tennessee, being Lot No. 6

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

NOW, THEREFORE, the Grantor, NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby transfer and convey its interest unto Christopher Bernard Kinner and Latasha I. Kinner, husband and wife, Grantees, the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 274, on the Plan of Jordan Ridge at Eaton's Creek, Phase 11 of record in Instrument No. 20100126-0006479, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to NVR, Inc., a Virginia Corporation t/a Fox Ridge Homes by Warranty Deed from Tenn. Contractors, Inc., dated June 7, 2010, recorded in instrument No. 20100607-0044200, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

SEE EXHIBIT "A" ATTACHED

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, 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 Special Warranty Deed of record in Instrument No. 20100825-0067179,

Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the vesting of Grantees, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct vesting of Grantee, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 29th day of November, 2021.

GRANTOR:

NVR, INC., a Virginia Corporation,
trading as Fox Ridge Homes

By: Jon Cherry, Appointed Vice-President

GRANTEE:

Christopher Bernard Kinner

Latasha L. Kinner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Jon Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the Appointed Vice-President of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes ("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 1st day of ~~November,~~ December 2021.

Notary Public

My Commission Expires: 12/2/23

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/2/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Bernard Kinner and Latasha I. Kinner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

xes for the year 2010 and subsequent years, a lien which are not yet due and payable. Said taxes have been prorated between the parties as of the date of sing, with Grantee paying his prorate part thereof to Grantor, who will be responsible for payment of said taxes when they become due and payable.

l matters on the Plan of Jordan Ridge at Eaton's Creek, Phase 11 of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, nnessee.

bject to the lien for special assessments as contained in the said restrictions.

bject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docke , 90C-3345.

bject to the flow of Eaton's Creek and branches thereof.

bject to the rights of others in and to the common areas and/or elements..

bject to flow of any streams on and across subject property.

strictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No.)11025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983; Third Supplement amendment of record in trument No. 20041229-0153372; Fourth Supplement amendment recorded in Instrument No. 20061120-0143523; Fifth Supplement amendment recorded Instrument No. 20061120-0143524; Sixth Supplement amendment recorded in Instrument No. 20070905-0106402, Register's Office for Davidson County, nnessee.

bject to HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Instrument No. 20011126-0128291 Register's Office for vidson County, Tennessee.

sements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

sement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

bject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954, and Instrument No. 20031010-0150887; Instrument No.,)60126-0009689 and Instrument No. 20070112-0005338, Register's Office for Davidson County, Tennessee.

sc easements and intrusions Agreement for Rights and Obligations in Instrument No. 20041229-0153373; said Register's Office.

lity and Drainage Easement of record in Instrument No. 20080128-0008719, said Register's Office.

rm Water Maintenance Agreement of record in Instrument No. 20080128-0008551, said Register's Office.

itary Sewer Easement of record in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775,Book 7170, Page 778, said Register's Office.

hts of others in and to the use of common areas/elements.