Karen Johnson Davidson County
Batch# 773363 DEEDQC
12/14/2021 09:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211214-0165074

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
BELL & ALEXANDER TITLE SERVICES, LLC
8110 ISABELLA LN. STE. 200
BRENTWOOD, TN 37027

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF December, 20__.

NOTARY PUBLIC

My commission expires: July 9, 2022

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Midtown Realty, LLC P.O. Box 331235 Nashville, TN 37203	NEW OWNER	105-14-0 266.00

DEED OF CORRECTION

WHEREAS, by Quitclaim Deed of record in Instrument No. 20210226-0024862, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20210405-0043760, Register's Office for Davidson County, Tennessee, **HAROLD JOHNSON**, (hereinafter "Grantor{s)") conveyed certain real property in Davidson County, Tennessee, to **MIDTOWN REALTY, LLC, a Tennessee limited liability company** (hereinafter "Grantee(s)").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description;

WHEREAS, said Quitclaim Deed showed the legal description as follows;

> Land in Davidson County, Tennessee, being Units 1 – 7 on the Plan of Homes at 2500 White Avenue, a Horizontal Property Regime with Private Elements, having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20191210-0127466 and as amended in 20191210-127466, Register's Office for Davidson County, Tennessee, and being shown on Revised Exhibit "A" attached thereto, to which plan reference is hereby made for a more complete description.
>
> Also being the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, from William Smallman, married, by Warranty Deed dated September 13, 2019, of record in Instrument No. 20190916-0093320, said Register's Office.
>
> Being the same property conveyed to Midtown Realty, LLC by quitclaim deed from Progressive Development, LLC dated November 13, 2019 of record in Instrument Number 20191113-0116943, said Register's Office.
>
> Being the same property conveyed to Harold Johnson by Quitclaim Deed from Midtown Realty, LLC, a Tennessee limited liability company dated October 8, 2020, of record in Instrument No. 20201012-0118232; said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record which may affect the premises.

NOW THEREFORE, the said Grantees for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantors, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Units 1 – 7 on the Plan of Homes at 2500 White Avenue, a Horizontal Property Regime with Private Elements, having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20191210-0127466 and as amended in 20191210-127466, Register's Office for Davidson County, Tennessee, and being shown on Revised Exhibit "A" attached thereto, to which plan reference is hereby made for a more complete description.

Also being the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, from William Smallman, married, by Warranty Deed dated September 13, 2019, of record in Instrument No. 20190916-0093320, said Register's Office.

Being the same property conveyed to Midtown Realty, LLC by quitclaim deed from Progressive Development, LLC dated November 13, 2019 of record in Instrument Number 20191113-0116943, said Register's Office.

Being the same property conveyed to Harold Johnson by Quitclaim Deed from Midtown Realty, LLC, a Tennessee limited liability company dated October 8, 2020, of record in Instrument No. 20201012-0118232; said Register's Office.

Being the same property conveyed to Midtown Realty, LLC, a Tennessee limited liability company, by Quitclaim Deed from Harold Johnson dated February 26, 2021, of record in Instrument No. 20210226-0024862, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20210405-0043760, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record which may affect the premises.

WHEREAS, the Grantor has agreed to correct said error;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to him in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantee, his heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Units A, B, C, D, E, F, and G on the Plan of Homes at 2500 White Avenue, a Horizontal Property Regime with Private Elements, having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20191113-0116944 and as amended in 20191210-0127466, Register's Office for Davidson County, Tennessee, and being shown on Revised Exhibit "A" attached thereto, to which plan reference is hereby made for a more complete description.

Also being the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, from William Smallman, married, by Warranty Deed dated September 13, 2019, of record in Instrument No. 20190916-0093320, said Register's Office.

Being the same property conveyed to Midtown Realty, LLC by quitclaim deed from Progressive Development, LLC dated November 13, 2019 of record in Instrument Number 20191113-0116943, said Register's Office.

Being the same property conveyed to Harold Johnson by Quitclaim Deed from Midtown Realty, LLC, a Tennessee limited liability company dated October 8, 2020, of record in Instrument No. 20201012-0118232; said Register's Office.

Being the same property conveyed to Midtown Realty, LLC, a Tennessee limited liability company, by Quitclaim Deed from Harold Johnson dated February 26, 2021, of record in Instrument No. 20210226-0024862, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20210405-0043760, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record which may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: 2500 A White Avenue, Nashville, Tennessee 37204; 2500 B White Avenue, Nashville, Tennessee 37204; 2500 C White Avenue, Nashville, Tennessee 37204; 2500 D White Avenue, Nashville, Tennessee 37204; 2500 E White Avenue, Nashville, Tennessee 37204; 2500 F White Avenue, Nashville, Tennessee 37204; 2500 G White Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantee, his heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20210226-0024862, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20210405-0043760, Register's Office for said County.

Grantee joins in this conveyance for the purpose of confirming his consent and agreement to this Deed of Correction.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 6th day of December, 2021.

Harold Johnson, Grantor

Midtown Realty, LLC Grantee
By: Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold Johnson, the within named Grantor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness hand and official seal at office at Brentwood, Tennessee, on this the 6th day of December, 2021.

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the sole Member of Midtown Realty, LLC, the within named Grantee, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Harold Johnson as such Member.

Witness hand and official seal at office at Brentwood, Tennessee, on this the 6th day of December, 2021.

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-6-21.

Affiant Signature

12-10-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 10 day of December, 2021

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY