SEND TAX BILLS TO:

INNOVATIVE RE SOLUTIONS, LLC
251 Nesbitt Lane
Madison, TN 37115-2612

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 N Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 21-0358

Map & Parcel 043 11 0 223.00
043 11 0 224.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 774784 **DEEDQC**
12/16/2021 10:09:24 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20211216-0166242

QUITCLAIM DEED OF CORRECTION

WHEREAS, **INNOVATIVE RE SOLUTIONS, LLC, a Tennessee limited liability company**, has heretofore executed that certain quitclaim deed of record in Instrument No. 20201218-0149989, Register's Office for Davidson County, Tennessee in order to separate two lots that were previously combined; and,

WHEREAS, by mutual mistake the Grantee in said deed was shown as Innovative Resolutions, LLC, but should have been shown as INNOVATIVE RE SOLUTIONS, LLC, a Tennessee limited liability company; and

WHERES, the legal description set forth in the said quitclaim deed was incorrect in that it omitted Lot 26, and the parties desire to correct said error and to more particularly describe the tracts therein pursuant to the survey attached hereto as Exhibit "B" ; and,

NOW, THEREFORE, for and in consideration of the sum of One Dollars ($1.00), cash in hand paid, and for the purpose of correcting the error and to separate the two lots previously combined, **INNOVATIVE RE SOLUTIONS, LLC, a Tennessee limited liability company** does hereby transfer and convey unto **INNOVATIVE RE SOLUTIONS, LLC, a Tennessee limited liability company,** its successors and assigns, forever, the following tracts or parcels of land, situated and lying in Davidson County, Tennessee, bound and described as follows:

SEE EXHIBIT "A" FOR CORRECTED LEGAL DESCRIPTION.

SEE EXHIBIT "B" FOR SURVEY DESCRIPTION OF THE TWO LOTS. HEREIN CONVEYED.

THIS IS UNIMPROVED PROPERTY known as 296 and 294 Rio Vista Drive, Nashville, TN.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **INNOVATIVE RE SOLUTIONS, LLC**, its successors and assigns, in fee simple, forever.

WE COVENANT with said Grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered; and that we will forever warrant and defend the title thereto against the lawful claims of all person whomsoever.

WITNESS this 3 day of Dec, 2021.

INNOVATIVE RE SOLUTIONS, LLC

By: _____
KEITH SPEER, Authorized Member

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KEITH SPEER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Authorized member** of **INNOVATIVE RE SOLUTIONS, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 3 day of December, 2021.

_____
NOTARY PUBLIC

My commission expires: 12.26.22

NORA HOLSCHER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 26, 2022

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 25 and 26 in Block "A" of the Eller-Vandiver Subdivision, a subdivision of an unrecorded plan of Anderson Estates, of record in Plat Book 1130, page 37, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description, and being more particularly shown as Map 43-11 Parcel 86 (now Map/Parcel 043110223.00) and Map 43-11 Parcel 87 (now Map/Parcel 043110224.00) on the survey prepared by Marty Cantrell, TRLS #1638, dated August 4, 2017 and attached hereto as Exhibit "B".

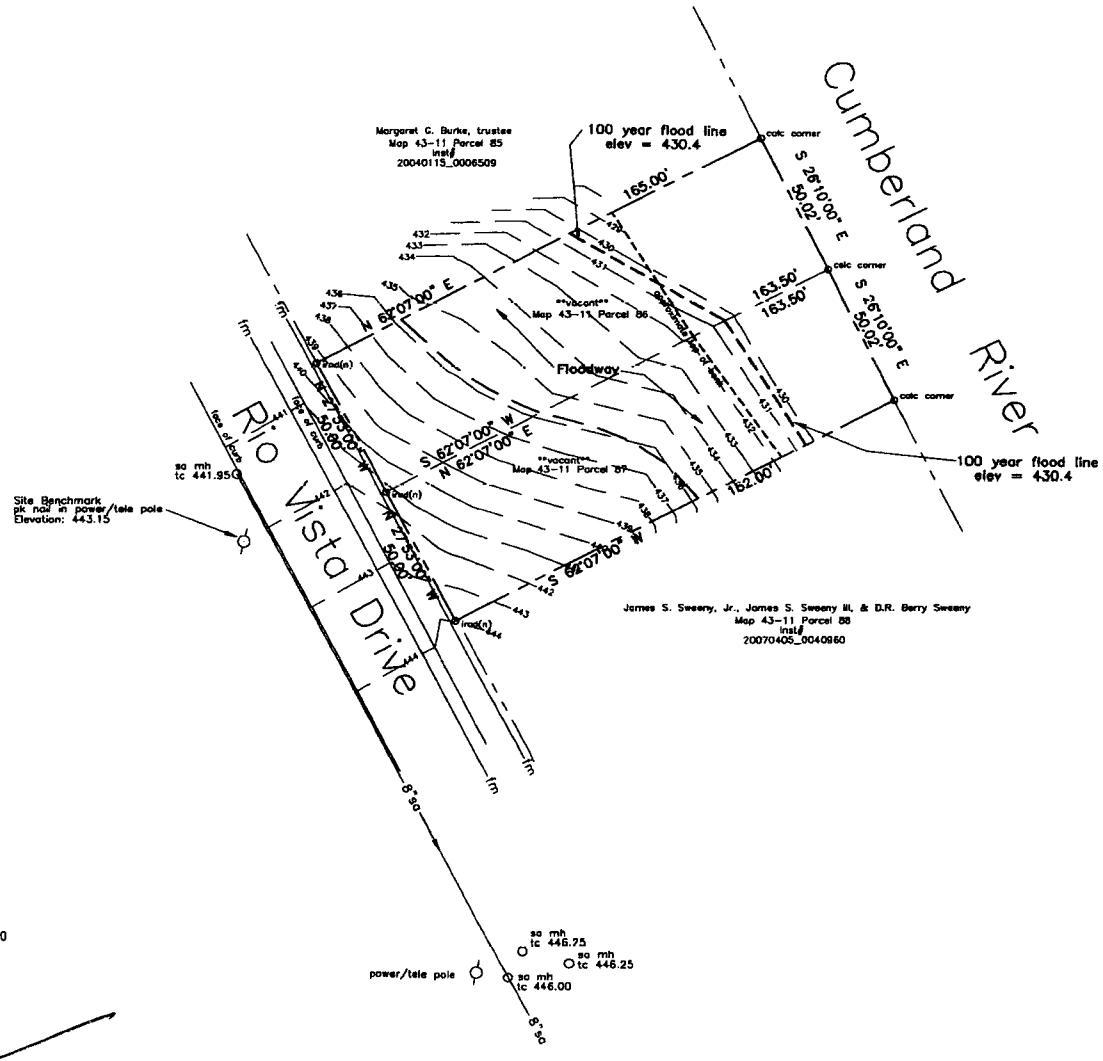
Being the same property conveyed to INNOVATIVE RE SOLUTIONS, LLC, by deed from HOMEPLACERS, LLC, of record in Instrument No.20170721-0073765, dated June 30, 2017, said Register's Office, and by quitclaim deed from INNOVATIVE RE SOLUTIONS, LLC, of record in Instrument No. 20171002-0100300, dated September 27, 2017 in said Register's Office. This instrument is to correct errors in quitclaim deed of record at Instrument No. 20201218-0149989 in said Register's Office.

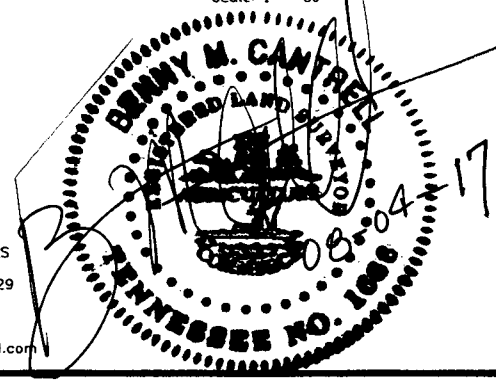
EXHIBIT "B"

SURVEY

General Notes

1. Bearing basis: Plan Book 4460 Page 144, R.O.D.C.
2. Map reference: Being parcels 86 & 87 as shown on Davidson County Property Map 43-11, R.O.D.C.
3. Plat reference: Subdivision Plan not of record.
4. Deed ref: Deed Book 5153, Page 951, R.O.D.C.
5. Address:
   0 Rio Vista Drive Madison, Tn 37115
6. Area (Parcel 86): 8,212 sf or 0.19 +/- acre.
7. Area (Parcel 87): 8,138 sf or 0.19 +/- acre.
8. No Title Report was furnished to this Surveyor.
9. Property corners exist (o) / set (n) as shown hereon.
10. Site benchmark: Nail in existing utility pole; elevation 443.15 feet.
11. Flood note (Parcel 86): Subject property is located within the 100 year flood zone per FEMA flood map #47037C0143H, dated April 5, 2017, with a base flood elevation of 430.40 feet.
12. Flood note (Parcel 87): Subject property is located within the 100 year flood zone per FEMA flood map #47037C0143H, dated April 5, 2017, with a base flood elevation of 430.40 feet.





prepared by...

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August 4, 2017

Site Survey
0 Rio Vista Drive
Madison, Tennessee 37115