THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Tax Parcel Identification Nos.:
117-03-3B-001.00

Send Tax Bills To:
CrossCountry Mortgage, LLC
6850 Miller Rd.
Brecksville, OH 44141

Karen Johnson Davidson County
Batch# 775657 DEEDWARR
12/17/2021 08:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211217-0166905

(For Recorder's Use Only)

CORRECTIVE LIMITED WARRANTY DEED

This deed is being recorded to correct the legal description in the Limited Warranty Deed originally recorded on November 10, 2020, in Instrument No. 20201110-0132805 in Davidson County, Tennessee. The legal description inaccurately stated BEING certain private element unit(s) situated in Davidson County, Tennessee, and further known as Unit B, together with the appurtenant common elements of The Homes at 2116 Sharondale Drive, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Homes at 2116 Sharondale Drive, a horizontal property regime with private elements, of record in Instrument No. 20190402-0029656; as amended in Instrument No. 20190617-0057934; and in Instrument No. 20200302-0023204, Register's Office for Davidson County, Tennessee. The legal description should have stated BEING certain private element unit(s) situated in Davidson County, Tennessee, and further known as Unit A, together with the appurtenant common elements of The Homes at 2116 Sharondale Drive, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Homes at 2116 Sharondale Drive, a horizontal property regime with private elements, of record in Instrument No. 20190402-0029656; as amended in Instrument No. 20190617-0057934; and in Instrument No. 20200302-0023204, Register's Office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **Drees Premier Homes, Inc., an Ohio corporation**, ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **Karl Sillay, a married man** ("**Grantee**"), certain real property in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

Grantor covenants that, subject to the matters listed on Exhibit B attached hereto, Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property except as may be limited by the Permitted Exceptions; that Grantor warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor but not further or otherwise, except for claims arising from the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this Deed on this ~~13th~~ 14th day of December, 2021.

GRANTOR:

Drees Premier Homes, Inc.,
an Ohio corporation

By: _____
Michael D. Carey, Assistance Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, the within named Michael D. Carey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Secretary of Drees Premier Homes, Inc., an Ohio corporation, and that he is authorized by Drees Premier Homes, Inc. to execute this instrument on its behalf by himself as such Assistant Secretary.

Witness my hand this 14 day of December, 2021.

_____
Notary Public
My Commission Expires: 1/12/22

TERRI EVANS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $667,139.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. The consideration was previously paid in Warranty Deed in Instrument No. 20201110-0132805, Register's Office for Davidson County, Tennessee.

Affiant

Subscribed and sworn to before me
this 14 day of December, 2021.

Notary Public
My commission expires

KERRI EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

BEING certain private element unit(s) situated in Davidson County, Tennessee, and further known as Unit A, together with the appurtenant common elements of The Homes at 2116 Sharondale Drive, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Homes at 2116 Sharondale Drive, a horizontal property regime with private elements, of record in Instrument No. 20190402-0029656; as amended in Instrument No. 20190617-0057934; and in Instrument No. 20200302-0023204, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit(s) being also depicted on the site plan attached as exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 2116 Sharondale provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit(s).

Being a portion of the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Warranty Deed from Karl A. Sillay and spouse, Elizabeth G. Sillay, dated February 24, 2020, recorded March 2, 2020, of record in Instrument No. 20200302-0023205, Register's Office for Davidson County, Tennessee.

EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

2. Davidson County taxes for the year 2020 and thereafter, not yet due and payable.

3. All matters appearing on the site plan attached as exhibit to the Declaration of Covenants, Conditions and Restrictions for The Homes at 2116 Sharondale Drive, a horizontal property regime with private elements, of record in Instrument No. 20190402-0029656; as amended in Instrument No. 20190617-0057934; and in Instrument No. 20200302-0023204, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plan of record in Book 1130, page 15, Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Homes at 2116 Sharondale Drive, a horizontal property regime with private elements, of record in Instrument No. 20190402-0029656; as amended in Instrument No. 20190617-0057934; and in Instrument No. 20200302-0023204, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto.

6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 662, page 807; and in Book 1005, page 365, Register's Office for Davidson County, Tennessee.

7. Lien for special assessments as provided in the Declaration of Covenants, Conditions and Restrictions.

8. Rights of others in and to the common area/elements.

9. All terms, provisions and conditions as set forth under the Tennessee Horizontal Property Act, Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as they pertain to a planned unit development being created and existing under said Act.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12-14-2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12-14-2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th **day of** December, **2021**.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM