Karen Johnson Davidson County
Batch# 788762 DEEDWARR
01/12/2022 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220112-0004436

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MELANIE BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES: MAY 05, 2025	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 22nd day of December 2021. Notary Public My Commission Expires:

CORRECTION DEED

Address New Owner: Elizabeth K. Nash 11-05 46th Avenue, PH1 Long Island City, NY 11101	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-15-0Q-001.00

WHEREAS, AAF INVESTMENTS, LLC, a Tennessee limited liability company executed a Warranty Deed recorded November 9, 2021 in Instrument No: 20211109-0149723 ("Deed"), conveying to ELIZABETH K. NASH, a married woman, that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows ("Property"):

Land in Davidson County, Tennessee, being Unit No. B on the plan of Twoseventeen Eastmoreland Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Twoseventeen Eastmoreland Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200918-0107272 and amended in Instrument No. 20201009-0117877, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to AAF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THOMAS BROWN AND EVALINE DENNIS, AND HEIRS OF THE ESTATE OF WILLIAM DENNIS AND JACQUELINE DERRICKSON, GWENDOLYN LAIRD, JAMES WINSTON WOODARD, JR. AND TYUS BATTLE, HEIRS OF THE ESTATE OF VERNON WOODARD, of record in Instrument No. 20200918-0107271, dated September 4, 2020, said Register's Office.

This is improved property commonly known as: 217 Eastmoreland St, Unit A, Nashville, TN 37207

WHEREAS, by inadvertence and mutual mistake, the Unit Number within the legal description on the Deed was incorrect;

WHEREAS, by inadvertence and mutual mistake, the Grantee's name under the Address New Owner portion of the Deed was incorrect.

WHEREAS, the purpose of this Correction Deed is to correct said errors;

NOW THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AAF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ELIZABETH K. NASH, A MARRIED WOMAN** ("Grantee"), her successors, heirs and assigns, that certain Property referenced below:

Land in Davidson County, Tennessee, being Unit No. A on the plan of Twoseventeen Eastmoreland Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Twoseventeen Eastmoreland Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200918-0107272 and amended in Instrument No. 20201009-0117877, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to AAF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THOMAS BROWN AND EVALINE DENNIS, AND HEIRS OF THE ESTATE OF WILLIAM DENNIS AND JACQUELINE DERRICKSON, GWENDOLYN LAIRD, JAMES WINSTON WOODARD, JR. AND TYUS BATTLE, HEIRS OF THE ESTATE OF VERNON WOODARD, of record in Instrument No. 20200918-0107271, dated September 4, 2020, said Register's Office.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their 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 Number 20211109-0149723, Register's Office for said County.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2021.

AAF INVESTMENTS, LLC

Adam Myers, Member

Frank Spitznagel, Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ADAM MYERS**, 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 the Member of AAF INVESTMENTS, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as the Member.

Witness my hand and official seal at office this 22nd day of December 2021.

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **FRANK SPITZNAGEL**, 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 the Member of AAF INVESTMENTS, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as the Member.

Witness my hand and official seal at office this 22nd day of December, 2021.

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 true and exact copy of the original document executed and authenticated according to law on **12/22/2021** (date of document).

Affiant Signature

12/20/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

