STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0.00

Map/Parcel: 13112006100

Address of New Owner:
1116 Battery Lane, LLC
204 Heady Drive
Nashville, TN 37205

Send Tax Notices To:
New Owner

AFFIANT

Sworn and subscribed before me this 24 day of January, 2022.

NOTARY PUBLIC

My commission expires: 9/2/24

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

DEED OF CORRECTION

WHEREAS, on December 10, 2021, Jose Amden and spouse, Jessica Amden, hereinafter referred to as "GRANTORS," executed a Warranty Deed, of record in Instrument Number 20211213-0164613 Register's Office for Davidson County, Tennessee, mistakenly conveying the real property described therein to Winston Jacob Bacon, unmarried, hereinafter referred to as "INCORRECT GRANTEE"; and

WHEREAS, by inadvertence and mutual mistake, the name of the GRANTEE was incorrectly set out in said Warranty Deed as follows: "Winston Jacob Bacon, unmarried."; and

WHEREAS, the name of the GRANTEE should have been correctly set out in said Warranty Deed as follows: "1116 Battery Lane LLC, a Tennessee Limited Liability Company."; and

WHEREAS, GRANTORS and INCORRECT GRANTEE desire to and do hereby correct this error by changing the name of the GRANTEE from that set out in the original Warranty Deed to the correct name of the GRANTEE, which is 1116 Battery Lane LLC, a Tennessee Limited Liability Company.

NOW THEREFORE, for and in consideration of the sum Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the GRANTORS and INCORRECT GRANTEE have bargained and sold and by these presents do hereby irrevocably grant, convey, bargain, transfer, set over and sell unto **1116 Battery Lane, LLC, a Tennessee Limited Liability Company**, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Karen Johnson Davidson County
Batch# 794807 **DEEDWARR**
01/25/2022 10:22:40 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220125-0008942

HS

Land in Davidson County, Tennessee, being parts of Lots Nos. 28 and 29 on the Plan of Battery Park, of record in Book 1130, page 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Battery Lane, at the corner of Lots Nos. 27 and 28; thence with said Lane, eastwardly 104 feet to a point 50 feet west of the southwest comer of Lot no. 29; thence northeastwardly 296 feet, more or less, to the southerly line of Lot No. 17, at a point 50 feet east of the northwest corner of said Lot No. 29; thence with the southerly line of Lots Nos. 17, 18, and 19, westwardly 204 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots, southwardly 281.4 feet to the beginning.

Being the same property conveyed to Jose Amden and spouse, Jessica Amden by Warranty deed from Suzanne L. McCallen, unmarried of record in Instrument No. 20041001-0118411 Register's Office for Davidson County, Tennessee, dated September 29, 2004 and recorded on October 01, 2004.

Less and Escept certain property conveyed to the State of Tennessee Department of Transportation by Consent Judgment and Final Decree of record as Instrument No. 20120813-0071978, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing north margin of Batter Lane and the west boundary of the Wesley Hayes Roberts property, said point of intersection being 30.14 feet left of Battery Lane proposed centerline station 89+11.09; thence with said existing margin westerly 104 feet, more or less to a point, said point being 30.14 feet left of Battery Lane proposed centerline station 88+07.11; thence with the proposed north margin of said road north 86 degrees 01 minutes 01 seconds east 87.35 feet to a point; thence with the proposed northwest margin of said road north 67 degrees 16 minutes 40 second east 32.80 feet to a point, said point being 62.00 feet left of Battery Lane proposed centerline station 89+21.63; thence with said boundary south 24 degrees 47 minutes 20 seconds west 33.56 feet to the point of beginning, containing 1,196 square feet.

This conveyance is made subject to: (1) Taxes which have been prorated; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: 1116 Battery Lane, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to said **1116 Battery Lane, LLC, a Tennessee Limited Liability Company**, its representatives and assigns, forever; GRANTOR and INCORRECT GRANTEE do further covenant with said **1116 Battery Lane, LLC, a Tennessee Limited Liability Company** that GRANTORS and INCORRECT GRANTEE are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind

themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said **1116 Battery Lane, LLC, a Tennessee Limited Liability Company**, its successors, representatives and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS THEREOF the GRANTORS have executed this instrument as of this 21 day of January, 2022.

GRANTORS:

Jose Amden

Jessica Amden

STATE OF Tennessee)
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jose Amden and Jessica Amden,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of January, 2022.

Notary Public

My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

[SIGNATURE PAGES CONTINUE ONTO NEXT PAGE]

IN WITNESS THEREOF the INCORRECT GRANTEE has executed this instrument as of this 24 day of January, 2022.

INCORRECT GRANTEE

Winston Jacob Bacon

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Winston Jacob Bacon,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of January, 2022.

Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

This Instrument Prepared By:

Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, TN 37203