Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

Karen Johnson Davidson County
Batch# 801682 DEEDWARR
02/08/2022 10:36:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220208-0014358

THIS INSTRUMENT PREPARED BY:
ORTALE KELLEY HERBERT & CRAWFORD (JHC)
200 FOURTH AVENUE NORTH, THIRD FLOOR
NASHVILLE, TN 37219
FILE #34684

INSTRUMENT OF CORRECTION TO WARRANTY DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20210602-0073994 in the Register's Office for Davidson County, Tennessee, Riverside East Development, LLC, a Tennessee limited liability company, Grantor, conveyed to Kyle Christopher Horvath and Micah A. McGregor, husband and wife, property identified as 1701 Porter Road, #8, Nashville, Davidson County, Tennessee 37206, Map/Parcel 072-15-2-M-010.00; and

WHEREAS, by inadvertence and error, the legal description contained in said Warranty Deed was inaccurate; and

NOW THEREFORE, the undersigned parties, hereby execute this Instrument of Correction to Warranty Deed, as of this the 4th day of February, 2022, for the sole purpose of correcting the legal description of the property being conveyed by said Warranty Deed, and that the said legal description shall be stricken and the following shall be substituted in lieu thereof:

> "Land in Davidson County, Tennessee, being Unit No. 10, Riverside Station, a Planned Unit Development, Horizontal Property Regime with Private Easements, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 202000114-0005127 in the Register's Office of Davidson County, Tennessee.
>
> Being part of the same property conveyed to Riverside East Development, LLC, a Tennessee limited liability company by Special Warranty Deed from (i) Cynthia P. Sewell, an unmarried person, (ii) Anna Kate C. Stallings, a married person, (iii) Equitable Trust Company, Trustee of the Augustus Stanford Cannon Trust u/a dated March 2, 2015, (iv) Equitable Trust Company, Trustee of the Emmeline Maeve Cannon Trust u/a dated March 2, 2015, and (v) Pendleton Square Trust Company, LLC, Successor Trustee - James Isaac Cannon Trust u/a dated March 2, 2015 of record on Mary 15, 2019 in Instrument No. 20190515-0045894, Register's Office for Davidson County, Tennessee.
> "

It is expressly agreed that all other terms and provisions of said Warranty Deed shall remain in full force and effect.

[SIGNATURES COMMENCE ON PAGE 2]

IN WITNESS WHEREOF, the undersigned have executed this Instrument of Correction to Warranty Deed on this 3rd day of February, 2022.

Riverside East Development, LLC, a Tennessee limited liability company

BY: _____
Richard W. Sebastian
ITS: Authorized Agent

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Agent of Riverside East Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of Riverside East Development, LLC, a Tennessee limited liability company, by himself as said Authorized Agent.

Witness my hand and official seal on this 3rd day of February, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

IN WITNESS WHEREOF, the undersigned have executed this Instrument of Correction to Warranty Deed as of the day and year first above written.

GRANTEE:

Kyle Christopher Horvath

Micah A. McGregor

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 4th day of February, 2022, before me personally appeared Kyle Christopher Horvath and Micah A. McGregor, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and they acknowledged to me that they executed the same as their free act and deed.

WITNESS my hand and official seal this 4th day of February, 2022.

NOTARY PUBLIC

My commission expires:_____

STATE OF TENNESSEE NOTARY PUBLIC
SHIRA KINGREY
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025