This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Ave., N.
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 808535 DEEDWARR
02/18/2022 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220218-0019266

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20190220-0015414, Register's Office for Davidson County, Tennessee, **HR Properties LLC, a Tennessee limited liability company,** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **Matt Jones** and **Katherine Jones** ("Grantees").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the Map & Parcel and legal description of the property intended to be conveyed which was described as follows:

"A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 23 as established in declaration of covenants, conditions and restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with private elements of Record at Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914, 20160826-0089501, and 20160922-0099884, in the Register's Office of Davidson County, Tennessee with Plat Attached as Exhibit B to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matt Jones and Katherine Jones by Warranty Deed from HR Properties LLC, a Tennessee limited liability company, recorded on February 20, 2019, of record in Instrument No. 20190220-0015414, Register's Office for Davidson County, TN.

Being a portion of the property conveyed to HR Properties of Tennessee, GP, A Tennessee General Partnership, by Warranty Deed recorded on 2/5/2018 in Instrument No. 20180205-0011563, Register's Office of Davidson County, Tennessee.

This is improved property known as 1036 Treaty Oaks Drive, Nashville, TN 37209."

AND

"MAP & PARCEL: 091-06-0L-023.00 CO"

WHEREAS, the Grantees and Grantors have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

"A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 5R as established in declaration of covenants, conditions and restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with private elements of Record at Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914, 20160826-0089501, and 20160922-0099884, in the Register's Office of Davidson County, Tennessee with Plat Attached as Exhibit B to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matt Jones and Katherine Jones by Warranty Deed from HR Properties LLC, a Tennessee limited liability company, recorded on February 20, 2019, of record in Instrument No. 20190220-0015414, Register's Office for Davidson County, TN.

Being a portion of the property conveyed to HR Properties of Tennessee, GP, A Tennessee General Partnership, by Warranty Deed recorded on 2/5/2018 in Instrument No. 20180205-0011563, Register's Office of Davidson County, Tennessee.

This is improved property known as 1036 Treaty Oaks Drive, Nashville, TN 37209."

AND

"MAP & PARCEL: 091 06 0L 065.00"

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 No. ____202202180019266____, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 15 of November, 2021.

GRANTORS:

HR Properties LLC,
A Tennessee limited liability company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the John Bell Jr., authorized agent for HR Properties LLC, a Tennessee limited liability company, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), being authorized to do so executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 15 day of November, 2021.

Notary Public

My commission expires: 3-3-25

DELLANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

GRANTEES:

Matt Jones by

Matt Jones
By: Dellana Lowhorn,
his Attorney-in-Fact attorney in fact

Katherine Jones by

Katherine Jones
By: Dellana Lowhorn,
his Attorney-in-Fact
attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Dellana Lowhorn**, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15 day of NOV., 2021.

Notary Public

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

My commission expires: _____

STATE OF TENNESSEE - DAVIDSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00.

Affiant

Subscribed and sworn to before me, this 15 day of NOV, 2021.

My commission expires:

Notary Public

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

PROPERTY OWNER(S) FOR 1036 TREATY OAKS, NASHVILLE, TN 37209
MAP & PARCEL 091 06 0L 065.00:

1036 Treaty Oaks	Same
Nashville TN 37209	

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 11/15/21 (date of document).

Affiant Signature

2/18/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18 day of February, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25