Karen Johnson Davidson County
Batch# 818810 DEEDWARR
03/10/2022 08:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220310-0027352

R&R to:

THIS INSTRUMENT PREPARED BY:
ORTALE KELLEY (RWS)
330 Commerce Street, Suite 110
NASHVILLE, TN 37201
FILE #34678

INSTRUMENT OF CORRECTION TO WARRANTY DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20210602-0073575 in the Register's Office for Davidson County, Tennessee, Riverside East Development, LLC, a Tennessee limited liability company, Grantor, conveyed to Teresa G. Cobb, an unmarried person, property identified as 1701 Porter Road, #1, 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 1st 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. 12, 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 as of the day and year first above written.

GRANTEE:

Teresa G. Cobb

Teresa G. Cobb

STATE OF TENNESSEE]
COUNTY OF ~~DAVIDSON~~ MADISON]

On this 1st day of FEBRUARY, 2022, before me personally appeared Teresa G. Cobb, 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 she executed the same as her free act and deed.

WITNESS my hand and official seal this 1 day of FEBRUARY, 2022.

NOTARY PUBLIC

My commission expires: 2/26/23

JEREMY D. HARWELL
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

IN WITNESS WHEREOF, the undersigned have executed this Instrument of Correction to Warranty Deed on this 1st 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 1st day of February, 2022.

_____
NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 4-19-2025

Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY 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 February 1, 20 22.

Affiant Signature

February 1, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of February, 20 22.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025