Karen Johnson Davidson County
Batch# 826700 DEEDWARR
03/23/2022 09:43:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220323-0033202

SECOND DEED OF CORRECTION

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 THE 22 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, TN 372010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Smallman	New Owner	071 15 0 569.00
(NAME)	(NAME)	
PO BOX 158444		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT IS EXECUTED FOR THE EXPRESS PURPOSE OF CORRECTING THE PARCEL CONVEYED IN THE PREVIOUS WARRANTY DEED FROM WILLIAM H. SMALLMAN TO 1335 STAINBACK, G.P., A TENNESSEE GENERAL PARTNERSHIP, RECORDED IN INSTRUMENT NO. 20210511-0063467, AND (ORIGINAL) DEED OF CORRECTION RECORDED IN INSTRUMENT NO. 20220314-0029506, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WILLIAM H. SMALLMAN INTENDED TO RETAIN LOT 81, AND ONLY INTENDED TO CONVEY LOT NO. 80 TO 1335 STAINBACK, G.P..

For the purpose of clearing any issues pertaining to the chain of title for Lot 80, which should have been the only property conveyed in the Warranty Deed recorded in Instrument No. 20210511-0063467, should read:

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William H. Smallman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto, **1335 STAINBACK, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Property 2 only:
Land in Davidson County, Tennessee, being Lot No. 80 on the map entitled Highland Land Company's Subdivision of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed from The Estate of James D. Stevens by and through Andrew B. Gibson, Jr. and Anna Fredrick Ringemann, in their capacity as Co-Executors, to William H. Smallman by Warranty Deed dated September 10, 2014, recorded September 16, 2014, in Instrument No. 20140916-0084782, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed from William H. Smallman to William H. Smallman by Quitclaim Deed for Separation of Tax Parcels, dated December 28, 2019, recorded December 23, 2019, in Instrument No. 20191223-0132435, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easement; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved x
This is improved property, known as 1335-B Stainback Avenue, Nashville, TN 37207
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assign, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this ___ day of May, 2021.

**********END CORRECTED DOCUMENT LANGUAGE FOR INSTRUMENT NO. 20210511-0063467********

Now, for the purpose of clearing any issues pertaining to the chain of title for Lot 81, for which 1335 Stainback G.P. acknowledges there was no intention of conveyance from William H. Smallman:

For and in consideration of the sum of ZERO DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1335 STAINBACK, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor, does transfer and convey unto, **William H. Smallman,,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the map entitled Highland Land Company's Subdivision of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed from The Estate of James D. Stevens by and through Andrew B. Gibson, Jr. and Anna Fredrick Ringemann, in their capacity as Co-Executors, to William H. Smallman by Warranty Deed dated September 10, 2014, recorded September 16, 2014, in Instrument No. 20140916-0084782, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed from William H. Smallman to William H. Smallman by Quitclaim Deed for Separation of Tax Parcels, dated December 28, 2019, recorded December 23, 2019, in Instrument No. 20191223-0132435, in the Register's Office of Davidson County, Tennessee. And being the same property erroneously referenced in Deed of Correction recorded in Instrument No. 20210511-0063467, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easement; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved x
This is improved property, known as 1335-A Stainback Avenue, Nashville, TN 37207
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assign, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) for the execution of the Second Deed of Correction, signed this 22 day of March, 2022.

WILLIAM H. SMALLMAN

1335 STAINBACK, G.P., A TENNESSEE GENERAL PARTNERSHIP

Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of March, 2022, before me personally appeared William H. Smallman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of March, 2022.

Notary Signature
My commission expires: 9-8-2025

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam G. LaFevor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Authorized Agent of 1335 Stainback, G.P., a Tennessee general partnership, and that he, as Authorized Agent, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of March, 2022.

Notary Public
My Commission Expires: 9-8-2025

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY