Karen Johnson Davidson County
Batch# 831972 AFFIDAVIT
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Fees: $27.00 Taxes: $0.00
20220330-0037055

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

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20220311-0028115, Register's Office for Davidson County, Tennessee, **5916 Morrow Holding Co, LLC,** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **J3 & Me, LLC, a Kentucky Limited Liability Company** ("Grantee").

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

"LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 1 (ERRONEOUSLY REFERRED TO AS LOT 2 ON THE DEED FOUND IN INSTRUMENT NO. 20060707-0081818) ON THE PRELIMARY PLAN OF MORROW ROAD SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W.W. TURNER COMPANY, ENGINEERS, DATED AUGUST 7, 1947 AS FOLLOWS:

COMMENCING AT A SET IRON PIN LOCATED AT THE INTERSECTION OF THE NORTHEASTERLY MARGIN OF MORROW ROAD AND THE SOUTHEASTERLY MARGIN OF 60TH AVENUE NORTH, SAID IRON PIN BEING THE SOUTHWESTERLY CORNER OF 5916 MORROW HOLDING CO., LLC, INSTRUMENT 20180713-0068016 (RODC, TN); THENCE WITH SAID MARGIN OF SAID 60TH AVENUE NORTH, NORTH 35°57'09" EAST A DISTANCE OF 124.04 FEET TO A FOUND IRON PIN, SAID FOUND IRON PIN BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING WITH SAID MARGIN OF SAID 60TH AVENUE NORTH, NORTH 35°46'57" EAST A DISTANCE OF 51.91 FEET TO A POINT, THENCE LEAVING SAID MARIGN OF 60TH AVENUE NORTH, SOUTH 54°23'52" EAST A DISTANCE OF 70.77 FEET TO A POINT; THENCE SOUTH 35°51'28" WEST A DISTANCE OF 53.15 FEET TO A POINT, THENCE NORTH 54°16'55" WEST A DISTANCE OF 15.20 FEET TO A FOUND IRON PIN; THENCE NORTH 54°11'44" WEST A DISTANCE OF 54.51 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.086 ACRES (3751 SQUARE FEET), MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO 5916 MORROW HOLDING CO, LLC BY QUITCLAIM DEED FROM HR PROPERTIES OF TENNESSEE, GP, RECORDED ON JANUARY 7, 2020, OF RECORD IN INSTRUMENT NO. 20200107-0002253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO 5916 MORROW HOLDING CO. LLC, BY WARRANTY DEED FROM HR PROPERTIES OF TENNESSEE, GP, RECORDED ON JULY 13, 2018, OF RECORD IN INSTRUMENT NO. 20180713-0068016, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 5918 MORROW RD., NASHVILLE, TN 37209."

WHEREAS, the Grantee and Grantor 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 Grantee, 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:

"Land in Davidson County, Tennessee, being Unit 5 of 60th & Morrow, a Horizontal Property Regime with Private Elements, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 60th & Morrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200327-0033413, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description of said unit.

Being the same property conveyed to 5916 Morrow Holding Co, LLC by Quitclaim Deed from HR Properties of Tennessee, GP, recorded on January 7, 2020, of record in Instrument No. 20200107-0002253, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to 5916 Morrow Holding Co, LLC, by Warranty Deed from HR Properties of Tennessee, GP, recorded on July 13, 2018, of record in Instrument No. 20180713-0068016, Register's Office for Davidson County, TN.

This is improved property known as 5918 Morrow Rd., Nashville, TN 37209."

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantee, 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. _____, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 30 of March, 2022.

GRANTOR:

5916 Morrow Holding Co, LLC
A Tennessee limited liability company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Andrew Neuburg, authorized agent for 5916 Morrow Holding Co, 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 30 day of March, 2022.

Notary Public

My commission expires: 3/3/2025

DAVIDSON COUNTY
DELLA M. LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE

GRANTEE:

J3 & Me, LLC
A Kentucky Limited Liability Company

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Josh Sweigert, authorized agent for J3 & Me, LLC, a Kentucky 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 30th day of March, 2022.

Notary Public

My commission expires: 3/3/25

DAVIDSON COUNTY
NOTARY PUBLIC
STATE OF TENNESSEE

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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this ____ day of _____, 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