QUITCLAIM DEED OF CORRECTION

Karen Johnson Davidson County
Batch# 835916 DEEDQC
04/07/2022 09:41:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220407-0040277

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$0.00**.

Affiant

Subscribed and sworn to before me, this the 6 day of April, 2022.

Notary Public
My Commission Expires: 1/6/2025

STEPHANIE MERIDA
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 1/6/2025

THIS INSTRUMENT PREPARED BY
Wood Stabell Law Group, PLLC, 4535 Harding Pike Suite 100, Nashville, TN 37205

Address of New Owner:	Send Tax Bills to:	Map-Parcel No:
Blackbird Realty Ventures, LLC 1701 West End Ave., Suite 400 Nashville, TN 37203	(Same)	092-12-0-490.00

This Quitclaim Deed of Correction is made on this the 10 day of March, 2022, by and between SANDERS REALTY HOLDINGS, LLC, a Tennessee limited liability company, (the "**Grantor**"), and BLACKBIRD REALTY VENTURES, LLC, a Tennessee limited liability company (the "**Grantee**") for the purpose of correcting an inadvertent error setting forth the property description in a prior Quitclaim Deed recorded on March 3, 2021, in the Register's Office of Davidson County, Tennessee in Instrument No.: 20210303-0027308 (the "**Prior Quitclaim Deed**").

WHEREAS, the inadvertent error contained in the property description of the Prior Quitclaim Deed described the property as being parts of Lots Nos. 234, 235 and 236 of McNairy's Plan of West Nashville Lots, and, in fact the description should have been being parts of Lots Nos. 224, 225 and 226 of McNairy's Plan of West Nashville Lots.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of correcting said errors, SANDERS REALTY HOLDINGS, LLC, a Tennessee limited liability company, (the "**Grantor**"), hereby transfers, conveys and quitclaims unto BLACKBIRD REALTY VENTURES, LLC, a Tennessee limited liability company (the "**Grantee**"), forever, all right, title and interest in and to the real estate located in Davidson County, Tennessee described on **Exhibit A** attached hereto and incorporated herein. This is improved property, known as: **1616 Broadway, Nashville, TN 37203**.

To have and to hold the said trace or parcel of land, with appurtenances, estate, title and interest thereto belonging unto the said Grantee, its successors and assigns. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein. All other rights, title and interest which were transferred by the original Quitclaim Deed remain in effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned Grantor has caused this Quitclaim Deed of Correction to be executed and effective as of the 10 day of March, 2022.

GRANTOR:
SANDERS REALTY HOLDINGS, LLC,
By: Blackbird Realty Ventures, LLC, its Manager
By Blackbird Management Group, LLC, its Manager

By: _____
Campbell Steele, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Campbell Steele** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Authorized Member of Blackbird Management Group, LLC, a Tennessee limited liability company, the Manager of Blackbird Realty Ventures, LLC, a Tennessee limited liability company, the Manager of Sanders Realty Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the foregoing companies as Authorized Member.

Witness my hand and seal, at office, in Davidson County, Tennessee, this the 10 day of March 2022.

_____
NOTARY PUBLIC

My Commission Expires: 1/6/25

ALEXIS PASSARIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Jan. 6, 2025

Exhibit A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 224, 225 AND 226 ON McNAIRY'S PLAN OF WEST NASHVILLE LOTS, AS OF RECORD IN PLAN BOOK 1, PAGE 15, AND IN MINUTE BOOK "O", PAGES 135 AND 136, CHANCERY COURT AT NASHVILLE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED AUGUST 7, 2015, JOB NUMBER 2015-301 AND PROCEEDING AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF WEST END AVENUE, A 90-FOOT PUBLIC RIGHT-OF-WAY, AND BROADWAY (FORMERLY BROAD STREET), A 60-FOOT PUBLIC RIGHT-OF-WAY; THENCE,

1. WITH THE NORTHEASTERLY MARGIN OF BROADWAY, SOUTH 42 DEGREES 16 MINUTES 58 SECONDS WEST, 306.37 FEET TO A P.K. NAIL IN THE EASTERLY MARGIN OF 17TH AVENUE SOUTH (FORMERLY ADDISON STREET), A 50-FOOT RIGHT-OF-WAY; THENCE,
2. WITH THE EASTERLY MARGIN OF SAID 17TH AVENUE SOUTH, NORTH 30 DEGREES 07 MINUTES 27 SECONDS WEST, 143.17 FEET TO A P.K. NAIL (NEW) IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEST END AVENUE; THENCE,
3. WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST END AVENUE, IN A NORTHEASTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 951.00-FEET, A CENTRAL ANGLE OF 09 DEGREES 45 MINUTES 21 SECONDS, FOR AN ARC LENGTH OF 161.93 FEET TO A P.K. NAIL (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 28 MINUTES 55 SECONDS EAST, 161.73 FEET; THENCE,
4. NORTH 72 DEGREES 21 MINUTES 35 SECONDS EAST, 134.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 22,206 SQUARE FEET OR 0.510 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

The foregoing legal description was derived from a survey dated August 7, 2015, prepared by James G. Terry (RLS Tennessee License Number 2287) of James Terry & Associates, 2526 Meadowood Drive, Nashville, Tennessee 37217.

AND BEING THE SAME property previously conveyed to Sanders Realty Holdings, LLC, a Tennessee limited liability company, by quitclaim deed of record as Instrument No. 20201218-0149886, and corrected under Registry No. 20220407-0040729, all in the Register's Office for Davidson County, Tennessee.