Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 838901 DEEDQC
04/13/2022 09:53:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220413-0042683

INSTRUMENT OF CORRECTION OF QUITCLAIM DEED

State of Tennessee)
)
County of Davidson)

The actual consideration for this transfer is $ 10.00

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2022.

Notary Public

My Commission Expires:

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires OCT. 18, 2022

(AFFIX SEAL)

This instrument prepared by:

First Community Title & Escrow, 200 East Main Street, McMinnville, TN 37110

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Harold & Owen, LLC 2026 Johnson Industrial Blvd. Nolensville, TN 37135	Harold & Owen, LLC 2026 Johnson Industrial Blvd. Nolensville, TN 37135	105 01 0 102.00 105 01 0 103.00 105 01 0 104.00

WHEREAS, by a deed of record in **Instrument Number 20220308-0026185,** Register's Office for Davidson County, Tennessee, **HAROLD & OWEN, LLC** ("Grantor") conveyed a certain tract of land located in Davidson County, Tennessee, to **HAROLD & OWEN, LLC** ("Grantee");

WHEREAS, by inadvertence and mutual mistake, said deed contained certain errors in the description of the land intended to be conveyed which was therein described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, of record in Instrument Numbers 20191210-0127425, 20191210-0127423, and 20191210-0127426;

Beginning at the northwestern property corner of the property at Parcel ID 1054010200;

Thence leaving the right-of-way line of 16th Avenue North for the following calls: South 82° 03' 30" East, 150.34 feet to a point; thence South 08° 51' 39" West, 50.01 feet

to a point; thence South 08° 51' 39" West, 50.01 feet to a point; thence South 08° 51' 39" West, 52.01 feet to a point; thence North 82° 03' 30" West, 150.46 feet to a point; thence North 82° 54' 25" West, 52.01 feet to a point; thence North 82° 54' 25" West, 50.01 feet to a point; thence North 82° 54' 25" West, 50.01 feet to the point of beginning, containing 22,861 square feet or 0.52 acres more or less.

WHEREAS, the parties hereto are in agreement to correct the error.

NOW, THEREFORE, the Grantor, **HAROLD & OWEN, LLC**, for the purpose of correcting the errors and in consideration of TEN DOLLARS ($10.00) cash in hand paid, the receipt and sufficiency of such is hereby acknowledged, has bargained and sold and by these presents does hereby transfer and convey unto the Grantee, **HAROLD & OWEN, LLC**, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, of record in Instrument Numbers 20191210-0127425, 20191210-0127423, and 20191210-0127426;

Beginning at the northwestern property corner of the property at Parcel ID 105010200;

Thence leaving the right-of-way line of 16th Avenue North for the following calls: South 82° 03' 30" East, 150.34 feet to a point; thence South 08° 51' 39" West, 50.01 feet to a point; thence South 08° 51' 39" West, 50.01 feet to a point; thence South 08° 51' 39" West, 52.01 feet to a point; thence North 82° 03' 30" West, 150.46 feet to a point; thence North 08° 54' 25" East, 52.01 feet to a point; thence North 08° 54' 25" East, 50.01 feet to a point; thence North 08° 54' 25" East, 50.01 feet to the point of beginning, containing 22,861 square feet or 0.52 acres more or less.

Being the same property conveyed to Harold & Owen, LLC, by deeds of record in Instrument Numbers 20191210-0127425, 20191210-0127423, and 20191210-0127426, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estates, title and interest thereto belonging to the Grantee, his heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify any covenants, warranties and stipulations made and provided in the deed of record in Instrument Number 20220308-0026185, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument was copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have hereunto set their signatures on this the 12 day of April, 2022.

GRANTOR:

HAROLD & OWEN, LLC

By: _____
Tyler Thayer, Member

GRANTEE:

HAROLD & OWEN, LLC

By: _____
Tyler Thayer, Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public for the State of Tennessee, personally appeared **TYLER THAYER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **HAROLD & OWEN, LLC**, the within named Grantor and Grantee, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand this the 12 day of April, 2022.

_____
Notary Public for the State of Tennessee

My commission expires: _____.

BRENDA L. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires OCT. 18, 2022