Prepared by:
Hywater Title
1800 S. Rutherford Blvd., Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and Sworn before me this 20 day of ~~January~~ April 2022.

Notary Public
My commission expires: 3/15/2025

BRIDGETTE N. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Hensley Group LLC 2017 Rolling Creek Drive Murfreesboro, TN 37128	New Owner	081033U00100CO

DEED OF CORRECTION

Prior Title Reference: Quitclaim Deed at Instrument No. 20210702-0089920

WHEREAS, 12th Ave North Development, LLC previously executed that certain Quitclaim Deed recorded at Instrument No. 20210702-0089920 in the Register's Office of Davidson County, Tennessee (the "Original Deed"), pursuant to which it intended to convey certain property to Hensley Group, LLC, and the Original Deed referred to the property by a prior legal description which had been superseded by a horizontal property regime subdividing the property, and this corrective deed is therefore given to correctly identify the property by its updated legal description;

FOR CONSIDERATION, the receipt and legal sufficiency of which are hereby acknowledged, **12th Ave North Development, LLC**, hereinafter the "Grantor", by these presents, does hereby quitclaim and convey unto **Hensley Group LLC,** hereinafter the "Grantee", all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

BEING Unit A and Unit B, together with respective Common Elements, as established on the Plan of 2123 12th Ave N. Commons, a Horizontal Property Regime as shown on Declaration of Covenants, Conditions and Restrictions for Twentyone-Twentythree Twelfth Avenue North filed for record in Instrument No. 20201221-0151485, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Taxes for 2021 and subsequent years a lien not yet due and payable.

Any and all existing easements and restrictions as shown of record not stated herein.

Being the same property conveyed to 12th Ave North Development, LLC by Warranty Deed from BHC Investments, LLC, a Tennessee Limited Liability Company, dated 10/29/2020 and recorded on 11/02/2020 in Instrument No. 20201102-0127719, Register's Office for Davidson County, Tennessee, as affected by Scrivener's Affidavit of record in Instrument No. 20210326-0040412, said Register's Office.

This is improved property known as: 2123 12th Avenue North Units A&B, Nashville, Tennessee 31208.

This transfer is by Quitclaim and includes no representations or warranties of title.

Karen Johnson Davidson County
Batch# 847103 DEEDQC
04/28/2022 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220428-0049104

IN WITNESS WHEREOF, Grantor has caused this Deed of Correction to be executed on the 20 day of ~~January~~ April, 2022.

12th Ave North Development, LLC

By: _____
Michael E. Hensley, Sole Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Michael E. Hensley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member of **12th Ave North Development, LLC**, the within named bargainor, a Limited Liability Company, and that such Michael E. Hensley, as such Sole Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal this the 20 day of ~~January~~ April, 2022.

_____
Notary Signature

My commission expires: 5/20/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 4/20/22 (date of document).

Affiant Signature

4/21/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of April, 2022.

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY