DEED OF CORRECTION

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Runion Properties, LLC a Tennessee Limited Liability Company	Same	33-83.00
201 Lake Ridge Ct.		
Franklin, Tennessee 37069		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken. PLLC. P. O. Box 663 Gallatin, TN 37066	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $ 0.00. Affiant Subscribed and sworn to before me, this the 5th day of May, 2022. Notary Public My commission expires: 7.20.24	

Karen Johnson Davidson County
Batch# 852676 DEEDQC
05/09/2022 01:14:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220509-0052973

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

WHEREAS, Jeffrey Eugene Runion had bargained, sold, transferred, and conveyed to Runion Properties, LLC, a Tennessee Limited Liability Company that certain property of record as Instrument Number 20170829-0088708, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin set in the northwesterly margin of the Dickerson Pike, the common corner of Lots 3 and 4; thence with the line between said lots, North 30 degrees West 676.3 feet to the southerly margin of Dry Creek Road; thence with the margin of same; South 87 degrees East 166.21 feet to the northwesterly corner of a part of said lot conveyed to Robert J. Hastings by Deed from D. M. Moore and wife, of record in Book 919, Page 101, said Register's Office; thence with Hastings' line, South 30 degrees East 585.5 feet to the northwesterly margin of the Dickerson Pike or Dixie Highway; thence with the margin of the same, South 60 degrees West 139.3 feet to the point of beginning containing 2.01 acres, more or less.

Being the same property previously conveyed to Jeffrey Eugene Runion by Quitclaim Deed from Runion Properties, LLC, a Tennessee Limited Liability Company as recorded as Instrument Number 20170713-0070699, Register's Office for Davidson County, Tennessee.

WHEREAS, the county of reference in the prior deed was incorrect and as well as the legal description.

WHEREAS, the Grantors and Grantees of the aforementioned deed desires to correct the deed of record as Instrument Number 20170829-0088708, Register's Office for Davidson County, Tennessee to have the document corrected for the aforementioned reason;

NOW THEREFORE, FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Jeffrey Eugene Runion "Grantor" by these presents, does hereby convey unto Runion Properties LLC, a Tennessee Limited Liability Company its successors and assigns, all of their right, title and interest in and to the property as described real property in Davidson County, Tennessee as follows:

Beginning at an iron pin set in the northwesterly margin of the Dickerson Pike, the common corner of Lots 3 and 4; thence with the line between said lots, North 30 degrees West 676.3 feet to the southerly margin of Dry Creek Road; thence with the margin of same; South 87 degrees East 166.21 feet to the northwesterly corner of a part of said lot conveyed to Robert J. Hastings by Deed from D. M. Moore and wife, of record in Book 919, Page 101, said Register's Office; thence with

Hastings' line, South 30 degrees East 585.5 feet to the northwesterly margin of the Dickerson Pike or Dixie Highway; thence with the margin of the same, South 60 degrees West 139.3 feet to the point of beginning containing 2.01 acres, more or less.

Included in the Above Description but Excluded from this conveyance is Land in Davidson County, Tennessee being the north part of Westerly part of Lot No. 4 of D. M. Moore's and on the Dickerson Pike, as recorded in Book 843, Page 63, said Register's Office, and more particularly described according to a survey by John M. Sullivan, January 31, 1956, as follows: Beginning at the common corners of Lots 3 and 4 of said Lands on Campbell Lane, thence following said land, south 87 degrees 166.21 feet to a point; thence south 30 degrees East 357.4 feet to a point; thence south 60 degrees 45 min. West 139.3 feet to a point; thence north 30 deg. West 447 feet to the point of beginning.

Being the same property conveyed to Jeffrey Eugene Runion by Deed from Runion Properties LLC, a Tennessee Limited Liability Company, recorded July 13, 2017 as Instrument Number 20170713-0070699.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property, known as 1243 Dickerson Road ~~Nashville~~ Goodlettsville, Tennessee ~~37219~~ 37072

Witness my hand this 5th day of May, 2022.

Grantor- Jeffrey Eugene Runion

I hereby consent to the Corrective Deed.

Runion Properties, LLC

By: _____
Jeffrey Eugene Runion
Its: SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of May, 2022, before me personally appeared Jeffrey Eugene Runion to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 5th day of May, 2022.

7-20-24
My Commission Expires:

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jeffrey Eugene Runion, Member for Runion Properties, LLC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the SOLE MEMBER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of May, 2022.

Notary Public

My Commission Expires: 7.20.24

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024