Karen Johnson Davidson County
Batch# 855530 DEEDWARR
05/13/2022 12:04:51 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220513-0055478

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File Number: 1-15824-RR

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00

INSTRUMENT OF CORRECTION OF WARRANTY DEED

WHEREAS, by a Warranty Deed of record in Instrument No. 20220418-0044438, Register's Office for Davidson County, Tennessee, George R. Butler, by and through his Attorney in Fact, Leslie B. Mitchell, (hereinafter collectively referred to as the "Grantor") conveyed a certain parcel of land in Davidson County, Tennessee, to 2K Development LLC (hereinafter referred to as "2K"). The said Warranty Deed was executed by the Grantor on January 31, 2022, and then recorded on April 18, 2022 in Instrument No. 20220418-0044438, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, said Warranty Deed contained and purported to convey the property therein described to the incorrect Grantee; and

WHEREAS, 2K assigned its rights and obligations under the original Purchase and Sale Agreement for 808 Brook Hollow Road, Nashville, TN 37205 (hereinafter referred to as the "Property") to Braden Development, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee") pursuant to that certain Assignment of Interest in Purchase and Sale Agreement dated January 26, 2022; and

WHEREAS, Grantee and Grantor now desire to correct the error on said Warranty Deed by entering into this Instrument of Correction so that Grantor may correctly convey the Property to Grantee.

NOW, THEREFORE, for the purpose of correcting said legal description, and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the George R. Butler, by and through his Attorney in Fact, Leslie B. Mitchell, has bargained and sold, and by these presents does transfer and convey unto Braden Development, LLC, a Tennessee limited liability company, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 197 on the Map of Horton Heights, Section C, as of record in Book 2133, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 197 fronts 123 feet on the Easterly side of Brookhollow road and extends back between lines 366.3 feet on the Northerly side and 293.4 feet on the Southerly side to a dead line in the rear, on which is measures 143 feet.

Being the same property conveyed to George R. Butler and wife, Belinda Butler by Warranty Deed from Samuel K. Zimmerman and wife, Barbara J. Zimmerman of record in Book 4701, Page 470, Register's Office for Davidson County, Tennessee, dated April 18, 1973 and recorded on April 25, 1973.

The said Belinda Butler having died on or about October 15, 2018, leaving George R. Butler as surviving tenant by the entirety. The affidavit of said Attorney in Fact is attached to this Instrument and incorporated herein by reference.

This Instrument executed on behalf of George R. Butler ("Principal") by Leslie B. Mitchell pursuant to the Power of Attorney of record in Instrument No. 20220209-0015177, Register's Office for Davidson County, Tennessee.

This is improved property located at: **808 Brook Hollow Road, Nashville, TN 37205.**

Grantor does hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Warranty Deed of record in Instrument No. 20220418-0044438, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect Grantee, as fully and effectively as if the entire instrument were copied herein verbatim and said Warranty Deed is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 11 day of May, 2022.

GRANTOR:

George R Butler by Leslie B Mitchell, his Attorney in fact

George R. Butler by Leslie B. Mitchell, his Attorney in fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie B. Mitchell, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for George R. Butler and that she is authorized by George R. Butler to execute this instrument on his behalf.

Witness my hand this 11th day of May, 2022.

Notary Public

My Commission Expires: 11/5/24

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTEE:

2K Development LLC

By: _____
Kent Basile, Member

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent Basile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of 2K Development LLC, a limited liability company, and that he is authorized by 2K Development LLC to execute this instrument on its behalf.

Witness my hand this 12 day of May, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 9-24-22

EXHIBIT "A"
TO Instrument of Correction of Warranty Deed
From: George R. Butler
To: Braden Development, LLC

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Jim B Mitchell
Affiant

WITNESS my hand and seal at office this 11th day of May, 2022.

Notary Public
My Commission Expires: 11/5/24

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY