This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 865281 DEEDWARR
05/31/2022 02:38:28 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220531-0062761

New Owner is:
Sandra Vargas Potter
189 Stonecrest Way, Unit 45
Nashville, TN 37209

Map and Parcel
114-12-4A-013.00-CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 20th day of May, 2022.

Notary Public

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My commission expires: _____

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** has previously been executed and put of record in **Instrument Number 20210225-0024051**, Register's Office of **Davidson** County, Tennessee, and

WHEREAS, the said Warranty Deed was deficient and contained errors in the name of the Grantee.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SANDRA VARGAS POTTER**, hereinafter referred to as Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 45, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687 and Instrument No. 20190607-0054759, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Vastland Northcrest Development, LLC by Quitclaim Deed from MS Development Partnership, a Tennessee General Partnership, of record in Instrument No. 20210225-0024050, Register's Office for Davidson County, Tennessee.

Being the same property erroneously conveyed to Vastland Northcrest Development, LLC by Warranty Deed of record in Instrument Number 20210225-0024051, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050421-0044398, Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, amended in Instrument No. 20190123-0006687 and amended in Instrument No. 20190607-0054759, amended in Instrument No. 20200310-0027036, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Restrictions of record as Instrument Number 20050421-0044398 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of record in Instrument Number 20170913-0093566, in the Register's Office for Davidson County, Tennessee.
- Restriction for Stormwater Facilities and Systems of record in Instrument Number 20160419-0037869, in the Register's Office for Davidson County, Tennessee.
- Easement for Private Stormwater Management Facilities of record in Instrument Number 20070319-0032638, Instrument No. 20070319-0032705 and Instrument No. 20090522-0047154, in the Register's Office for Davidson County, Tennessee.
- Parking Easement of record in Instrument Number 20080428-0042873, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20180730-0073897, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Instrument Number 20080428-0042872, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Co. of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, her heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 20 day of May, 2022.

GRANTOR:

Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company

BY: _____
Mack H. McClung
Sole Member

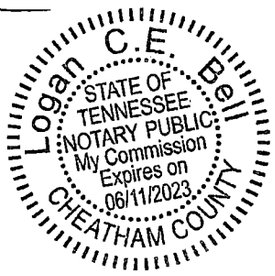
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MACK McCLUNG**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of **Vastland Northcrest Development, LLC,** the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

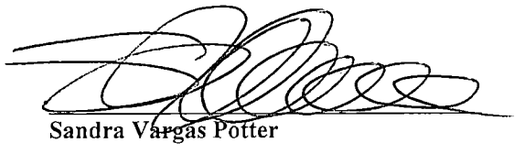
Witness my hand and official seal, this the 20 day of May, 2022.

Notary Public

My Commission Expires:
(SEAL)



GRANTEE:

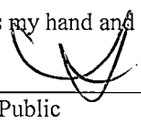


Sandra Vargas Potter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDRA VARGAS POTTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of May, 2022.



Notary Public
My Commission Expires: 10/2/2022
(SEAL)

