Karen Johnson Davidson County
Batch# 881862 DEEDWARR
06/30/2022 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220630-0076085

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $0.00

AFFIANT

Sworn to and subscribed before me this 29 day of JUNE, 2022

NOTARY PUBLIC My commission expires: 3/2/2025

DANA MICHELLE WARSOP NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Map and Parcel No. 071 03 0 136.00

Address of New Owner:
MC3 Properties, LLC
211 Queen Avenue
Nashville, TN 37207

Send Tax Notices To:
MC3 Properties, LLC
211 Queen Avenue
Nashville, TN 37207

WARRANTY DEED OF CORRECTION

On October 15, 2021, Jeffery Howard, devisee under the Last Will and Testament of Frank King Harrison, and Dena Lynn Murphy, Executrix of the Estate of Frank King Harrison executed a Warranty Deed conveying the real property described below to MC3, LLC hereinafter referred to as Grantee, said Warranty Deed having been recorded on October 22, 2021, in Instrument number 202110220142081, in the Register's Office for Davidson County, Tennessee.

Due to mistake and inadvertence, Grantee's name was incorrectly referenced as "MC3 LLC", when the correct Grantee's name is in fact "MC3 Properties, LLC, a Tennessee Limited Liability Company".

And,

Grantor desires to and does hereby correct the said error in the subject Warranty Deed by executing this Deed of Correction in proper form, as set out below. All terms and conditions of the said Warranty Deed not inconsistent with the corrections made herein remain in full force and effect.

WHEREAS, for and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jeffery Howard, devisee under the Last Will and Testament of Frank King Harrison, and Dena Lynn Murphy, Executrix of the Estate of Frank King Harrison**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MC3 Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their 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 the East 35 feet of Lot No. 135 and the West 33 feet of Lot No. 134 on the Map of J. B. Haynies' Oriental Subdivision, of record in Plat Book 161, pages 26 and 27, Register's Office for said County.

Said parts of said lots adjoin and front together 68 feet on the North side of Queen Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Frank K. Harrison, a single person, by Warranty Deed from Sharon Ann Pomeroy, Executrix of the Estate of Robert Wendell Harrison, of record in Instrument No. 20020313-0031798, in the Register's Office of Davidson County, Tennessee, dated March 08, 2002 and recorded on March 13, 2002. The said Frank K. Harrison being deceased as of April 05, 2020 (also see Probate at Case No. 20P-774 and Will filed at Instrument No. 20210607-0075633).

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 211 Queen Avenue, Nashville, TN 37207

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said **Jeffery Howard, devisee under the Last Will and Testament of Frank King Harrison, and Dena Lynn Murphy, Executrix of the Estate of Frank King Harrison** have hereunto set their signature, on this, the 29 day of JUNE, 2022.

Jeffery Howard (Grantor)

Dena Lynn Murphy (Grantor)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Jeffery Howard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 29th day of JUNE, 2022.

My commission expires: 7-17-23

NOTARY PUBLIC

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Dena Lynn Murphy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 29th day of JUNE, 2022.

My commission expires: 7-17-23

NOTARY PUBLIC

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

MC3 Properties, LLC

By: Cedric McKissack
Printed Name: Cedric McKissack
Title: Owner / Sole Member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cedric McKissack, 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 (title) Sole Member of (or other such officer authorized to execute this instrument) of MC3 Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company, and that such Cedric McKissack, as such (title) Sole Member, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the Limited Liability Company (type of entity) as (title) Sole Member.

WITNESS my hand and official seal of office, at Nashville, Tennessee, on this, the 7 day of April, 2022

My commission expires: 4-17-23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

This Instrument Prepared By:

Foundation Title and Escrow, LLC
625 E Main Street, Ste 5
Hendersonville, TN 37075

When Recorded Return To:

Foundation Title and Escrow, LLC
625 E Main Street, Ste 5
Hendersonville, TN 37075

Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or 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 6/29/2022.

Date

Jamika Jones
Affiant Signature

06/30/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of June, 20 22.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY