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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Suite 130**<br>**Nashville, Tennessee 37215**<br><br>**File No. 210937686**<br><br>***The purpose of this Deed of Correction is to correct the unit number in the legal description and map and parcel number.*** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $0.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of July, 2022<br><br>Notary Public<br>My Commission Expires: |

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 891604 **DEEDWARR**
07/20/2022 12:44:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220720-0083181

# DEED OF CORRECTION

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Connie Eddy<br>1770 Matters Dr<br>Franklin, TN 37064 | New Owner | 053-08-1A-004.00 |

WHEREAS, a Warranty Deed conveying the within described property from **The Villas at Blue Turtle Bay, LLC, a Tennessee Limited Liability Company to Connie Eddy, unmarried** has previously been executed and put of record in Instrument No. **20220414-0043455**, Register's Office of Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed conveyed the wrong unit number in the legal description of the property intended to be conveyed which was described as follows:

> Land in Davidson County, Tennessee, being Unit No. 8 on the plan of The Villas At Blue Turtle Bay Townhome Association, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of The Villas At Blue Turtle Bay Townhome Association, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180627-0062027, amended in Instrument No. 20200805-0086574, Instrument No. 20210305-0028847, and Instrument No. 20210311-0032306, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

**WHEREAS, the legal description in said Warranty Deed conveyed Unit No. 8 but should have conveyed Unit No. 4 which was intended to be conveyed;**

WHEREAS, said Warranty Deed identified the wrong Map and Parcel number. The Map and Parcel number read: "053-08-1A-008.00," which is incorrect.

**WHEREAS, the Map and Parcel number in said Warranty Deed should have read: 053-08-1A-004.00.**

WHEREAS, **The Villas at Blue Turtle Bay, LLC, a Tennessee Limited Liability Company to Connie Eddy, unmarried** have agreed to correct said errors;

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 **The Villas at Blue Turtle Bay, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Connie Eddy, unmarried**, hereinafter referred to as Grantee, her heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4 on the plan of The Villas At Blue Turtle Bay Townhome Association, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of The Villas At Blue Turtle Bay Townhome Association, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180627-0062027, amended in Instrument No. 20200805-0086574, Instrument No. 20210305-0028847, and Instrument No. 20210311-0032306, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to LUCCA PROPERTIES, LLC. by deed from LAKE SHORE MANAGEMENT LLC, of record in Instrument No. 20031217-0180168, dated December 11, 2003, said Register's Office.

Being the same property conveyed to THE VILLAS AT BLUE TURTLE BAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LUCCA PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200731-0084604, dated July 30, 2020, said Register's Office.

Map and Parcel No: 053-08-1A-004.00

This is improved property located at **2101 Dabbs Avenue Unit 7, Old Hickory, TN 37138.**

**TO HAVE AND TO HOLD** said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, her heirs and assigns, in fee simple forever, and the said Grantor do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in **20220414-0043455**, Register's Office for Davidson County.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument on this 20th day of July, 2022.

**GRANTOR:**
**The Villas at Blue Turtle Bay, LLC**

Ryan Dieck, Authorized Agent
By: Ryan Dieck, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared **Ryan Dieck**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of **The Villas at Blue Turtle Bay, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at Office, this 20th day of July, 2022.

Janderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____

IN WITNESS WHEREOF, the parties have executed this instrument on this 19th day of July, 2022.

**GRANTEE:**

**Connie Eddy**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, at office, this 19th day of July, 2022

Janderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission expires: _____