Karen Johnson Davidson County
Batch# 899107 DEEDWARR
08/04/2022 01:52:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20220804-0088928

This Deed may be executed in any number of counterparts. All counterparts, taken together, constitute one deed.

Name and Address of New Owner:
Gator Dunn, LLC
1913 Boscobel Street, Nashville, TN 37206

Send Tax Bills To:
Gator Dunn, LLC
1595 Peerman Drive, Nashville, TN 37206

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North, Nashville, TN 37203

Map & Parcel No: 083 14 0 274.00

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20220610-0066127, Register's Office for Davidson County, Tennessee, **Michelle Gentry, unmarried,** (hereinafter "Grantors") conveyed a certain real property of land in Davidson County, Tennessee, to **Gator Dunn, LLC, a Tennessee Limited Liability Company** ("Grantee").

WHEREAS, by inadvertence and mutual mistake, said deed contained the incorrect Grantor.

WHEREAS, the Grantee has requested the Grantor to correct said error and said Grantor has agreed to do so.

NOW THEREFORE, the said Grantors, **Leslie Dorothy Hunt, Linda Bradshaw Gaulden, Elaine Bradshaw Pinkerton, Charles S. Soper, Carol Jean Soper Lawrence, Robert Anthony Teal, and Steven Derek Harwell, the Heirs to the Estate of Michelle Gentry,** for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantee, **Gator Dunn, LLC, a Tennessee Limited Liability Company**, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, and conveys any and all interest in said Property to which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 374 on the Plan of the Edgefield Land Company's Third Subdivision, as of record in Book 57, Page 152, Register's Office for said County. Said Lot No. 374 fronts 50 feet on the Northerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michelle Gentry, unmarried, by Warranty Deed from Finis J. Glass and wife, Grace L. Glass, of record in Book 6777, Page 711, in the Register's Office of Davidson County, Tennessee, dated January 31, 1986 and recorded on February 05, 1986. *The said Michelle Gentry died intestate on August 11, 2019 leaving Leslie Dorothy Hunt, Linda Bradshaw Gaulden, Elaine Bradshaw Pinkerton, Charles S. Soper, Carol Jean Soper Lawrence, Robert Anthony Teal and Steven Derek Harwell as her sole heirs at law as evidenced by Affidavit of Heirship recorded in Book _____, Page _____, in the Registers office of Davidson County, Tennessee. The Estate of Michelle Gentry is filed as Docket No. 21P2033, Circuit Court of Davidson County, Tennessee (Probate Division).*

This is property also known as 1913 Boscobel St., Nashville, TN 37206.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantee, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20220610-0066127, Register's Office for said County.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed.

Estate of Michelle Gentry

By: Carol Jean Soper Lawrence (SEAL)
Carol Jean Soper Lawrence, Heir at law

STATE OF Virginia
COUNTY OF Page

On this 21ST day of July, 2022, before me personally appeared Carol Jean Soper Lawrence, Heir at law of Estate of Michelle Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21ST day of July, 2022.

Tina L. Runyon
Notary Signature
My commission expires: 10/31/2025

TINA L. RUNYON
NOTARY PUBLIC
REG. #246884
MY COMMISSION EXPIRES
10/31/2025
COMMONWEALTH OF VIRGINIA

202208040088928

Estate of Michelle Gentry

By: Elaine B. Pinkerton (SEAL)
Elaine Bradshaw Pinkerton, Heir at law

STATE OF Florida
COUNTY OF Volusia

On this 21 day of July, 2022, before me personally appeared Elaine Bradshaw Pinkerton, Heir at law of Estate of Michelle Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of July, 2022.

Notary Signature
My commission expires:
October 15, 2022

ELAINE PAVLAKOVIC NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires October 15, 2022
No. GG 258008

202208040088928

Estate of Michelle Gentry

By: _____(SEAL)
Charles S. Soper, Heir at law

STATE OF California
COUNTY OF Los Angeles

On this 21st day of July, 2022, before me personally appeared Charles S. Soper, Heir at law of Estate of Michelle Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2022.

_____
Notary Signature
My commission expires:

ROSALYN APARICIO
Notary Public - California
Los Angeles County
Commission # 2294405
My Comm. Expires Jun 22, 2023

202208040088928

Estate of Michelle Gentry

By: Leslie Dorothy Hunt (SEAL)
Leslie Dorothy Hunt, Heir at law

STATE OF Tennessee
COUNTY OF Bedford

On this 22nd day of July, 2022, before me personally appeared Leslie Dorothy Hunt, Heir at law of Estate of Michelle Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2022.

Sharon E. Moore
Notary Signature
My commission expires: 4/18/2026



Estate of Michelle Gentry

By: _____(SEAL)
Steven Derek Harwell, Heir at law

STATE OF Tennessee
COUNTY OF Marshall

On this 28th day of July, 2022, before me personally appeared Steven Derek Harwell, Heir at law of Estate of Michelle Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2022.

Dona W Haywood
Notary Signature
My commission expires: 08/28/2024

DONA W. HAYWOOD
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

202208040088928

Estate of Michelle Gentry

By: Linda Bradshaw Gaulden (SEAL)
Linda Bradshaw Gaulden, Heir at law

STATE OF TN
COUNTY OF Rutherford

On this 22 day of July, 2022, before me personally appeared Linda Bradshaw Gaulden, Heir at law of Estate of Michelle Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of July, 2022.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202208040088928

Estate of Michelle Gentry

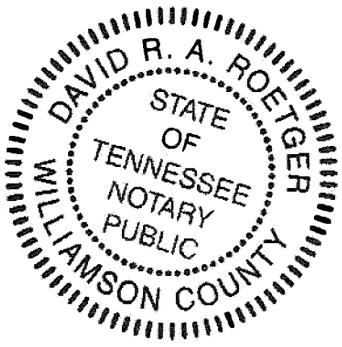
By: Robert A. Teal (SEAL)
Robert Anthony Teal, Heir at law

STATE OF TN
COUNTY OF Davidson

On this 25 day of July, 2022, before me personally appeared Robert Anthony Teal, Heir at law of Estate of Michelle Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of July, 2022.

Notary Signature
My commission expires: 6.21.25



AFFIDAVIT OF VALUE

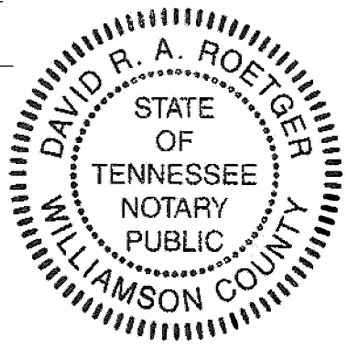
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren Weber
(Affiant)

Sworn to and subscribed before me this
26th day of May, 2022.

Notary Public
My commission expires: 6-21-25
File No. 2022-4612-SK



Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 7.28.2022 (date of document).

Affiant Signature

7.28.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28th day of July, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25