Corrective Warranty Deed

Karen Johnson Davidson County Batch# 918096 DEEDWARR 09/16/2022 03:48:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20220916-0103729	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00. *(Consideration paid @ Instrument No. 20220218-0018963)* Affiant Subscribed and sworn to before me, this the 15th day of September, 2022. Notary Public My commission expires: 8/3/26

ANDREW H. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hyde Construction Group, LLC	New Owner	119-01-0-477.00
110 30th Avenue South	110 30th Avenue South	
Nashville, TN 37212	Nashville, TN 37212	

This Instrument is being executed and recorded to correct that Warranty Deed of record at Instrument No. 20220218-0018963, dated January 21, 2022, recorded February 18, 2022, Register's Office of Davidson County, Tennessee, which incorrectly stated the Grantee's name as Hyde Construction Group Inc., a Tennessee Corporation. This deed functions to correctly vest title in the correct entity.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HYDE CONSTRUCTION GROUP INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **HYDE CONSTRUCTION GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 16 on the Map of Overhill City and W.H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subdivision of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Lisa Ann Schoonover, a single woman by Warranty Deed dated May 26, 2016 from Andrea L. Roberts, unmarried and Lillian Sue Roberts, unmarried, of record in Instrument Number 20160527-0053594, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 220 Peachtree Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY HANDS EFFECTIVE AS OF THE 14th day of September, 2022.

Hyde Construction Group Inc.,
a Tennessee Corporation

Philip Hyde, Sole Owner

Hyde Construction Group, LLC,
a Tennessee limited liability company

Philip Hyde, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Philip Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Owner of ~~Hyde Construction Group, LLC~~, a Tennessee Corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained. Hyde Construction Group, Inc. DTE

Witness my hand and seal this 14th day of September, 2022.

DREW BANDY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Philip Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of ~~Hyde Construction Group, LLC~~, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained. Hyde Construction Group, LLC DTE

Witness my hand and seal this 14th day of September, 2022.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

I, Andy Maloney, 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 **9/14/2022** (date of document).

Affiant Signature
Date **9/14/2022**

State of TN
County of Williamson

Sworn to and subscribed before me this **14** day of **September** 20**22**.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY