THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** **File No. 210334011** ***The purpose of this Deed of Correction is to correct the consideration and unit number in the legal description of the prior conveyance.***	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $20,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2022. Notary Public My Commission Expires: 05-01-24

CHRISTIAN SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Karen Johnson Davidson County
Batch# 919601 DEEDWARR
09/21/2022 11:08:07 AM 4 pgs
Fees: $23.00 Taxes: $74.00
20220921-0104964

DEED OF CORRECTION

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DeRose Properties Tennessee, LLC 7265 Highway 25 East Cross Plains, Tennessee 37049	New Owner	081-03-4A-023.00

WHEREAS, a Warranty Deed conveying the within described property from **Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017** to **DeRose Properties Tennessee, LLC.**, has previously been executed and put of record in **20210507-0061889**, Register's Office of Davidson County, TN.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed incorrectly stated the consideration;

WHEREAS, said Warranty Deed stated the consideration was $516,000.00 but the actual consideration was $536,000.00;

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

Land in Davidson County, Tennessee, being Units No(s). **24** as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, as Recorded in Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, Register's Office for Davidson County, Tennessee. To which plat reference is made for a more accurate description.

Being the same property conveyed to Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017, by Warranty Deed from Domus Builders, LLC, of record in Instrument No. **20180831-0086709**, in the Register's Office of Davidson County, Tennessee, dated August

30, 2018 and recorded on August 31, 2018. (as to Unit 24)

Tax Parcel ID No. 081-03-4A-**024**.00

WHEREAS, the legal description of said Warranty Deed conveyed Unit 24, but the deed should have conveyed Unit 23.

WHEREAS, the derivation clause of said Warranty Deed cited the prior conveyance of Unit 24, but it should have cited the prior conveyance of Unit 23.

WHEREAS, the Grantees and Grantor 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 **Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **DeRose Properties Tennessee, LLC.**, hereinafter referred to as Grantee, its 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 Units No(s). **23** as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, as Recorded in Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, Register's Office for Davidson County, Tennessee. To which plat reference is made for a more accurate description.
>
> Being the same property conveyed to Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017, by Warranty Deed from Domus Builders, LLC, of record in Instrument No. **20180831-0086809**, in the Register's Office of Davidson County, Tennessee, dated August 30, 2018 and recorded on August 31, 2018. (as to Unit 23)
>
> Tax Parcel ID No. 081-03-4A-**023**.00
>
> This is improved property located at: **2106 9th Ave North, Unit 2, Nashville, TN 37208**

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, its 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 **20210507-0061889**, 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 September, 2022.

GRANTOR:
The Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017

Andrew Winchek, Co-Trustee
Andrew Winchek, Co-Trustee

STATE OF Tennessee
COUNTY OF Giles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew Winchek**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is **the Co-Trustee of the Jane Ballesteros and Andrew Winchek Living Trust, W/A Dated July 5, 2017**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: 5/7/24

IN WITNESS WHEREOF, the parties have executed this instrument on this 29th day of July, 2022.

GRANTEE:
DeRose Properties Tennessee, LLC

By: David DeRose, Sr., Authorized Agent

STATE OF Tennessee
COUNTY OF Robertson

Before me, the undersigned, of the State and County aforesaid, personally appeared **David DeRose, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of **DeRose Properties Tennessee, LLC**, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office, this 29th day of July, 2022.

Notary Public

My Commission expires: 05-01-24

CHRISTIAN SPICER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY