Karen Johnson Davidson County
Batch# 923553 DEEDQC
09/30/2022 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220930-0108024

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

INSTRUMENT OF CORRECTION

WHEREAS, by a Quitclaim Deed of record as Instrument No. 20200706-0072253, Register's Office for Davidson County, Tennessee, McKiss, LLC, a Tennessee limited liability company ("Grantor") conveyed to Gabe Feltner Construction, LLC, a Tennessee limited liability company ("Grantee") that certain real property as described therein, and

WHEREAS, through error and inadvertence the description of the property as contained in the said Quitclaim Deed is incorrect (wrong Unit No.), and

WHEREAS, the parties to the said Quitclaim Deed wish to correct said error and inadvertence.

NOW, THEREFORE, for and in consideration of the premises and for the consideration expressed in the said Quitclaim Deed of record as Instrument No. 20200706-0072253, Register's Office for Davidson County, Tennessee, the parties hereto agree that the description of the property in the said Quitclaim Deed is hereby stricken, and in lieu thereof is substituted the following:

Land in Davidson County, Tennessee, being Unit Nos. 623 B on the Plan of Homes at 621 & 623 James Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 621 & 623 James Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190410-0032683, First Amendment in Instrument No. 20200106-0001201, and Second Amendment of record in Instrument No. 20200407-0036747 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 621 & 623 James Avenue, shown on Exhibit "C" to the Second Amendment to Declaration of Covenants of record in Instrument No. 20200407-0036747, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Gabe Feltner Construction, LLC, a Tennessee limited liability company by Quitclaim Deed dated July 2, 2020, from McKiss, LLC, a Tennessee limited liability company of record in Instrument No. 20200706-0072253, and further being part of the same property conveyed to McKiss, LLC, a Tennessee limited liability company by Deed dated December 21, 2018, from Kiss L.P., a Tennessee limited partnership of record in Instrument No. 20181226-0124823, said Register's Office for Davidson County, Tennessee.

The above described property is commonly known as 623 B James Avenue, Nashville, TN 37209.

It is further agreed that all other terms and provisions of the said Quitclaim Deed appearing as Instrument No. 20200706-0072253, Register's Office for Davidson County, Tennessee, shall remain the same.

This 22nd day of September, 2022.

McKiss, LLC, a Tennessee limited liability company

By: _____
Luther T. McKnight, Secretary/Treasurer

Gabe Feltner Construction, LLC, a Tennessee limited liability company

By: _____
Gabriel D. Feltner, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Luther T. McKnight**, 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 **Secretary/Treasurer** of **McKiss, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Secretary/Treasurer**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Secretary/Treasurer.**

Witness my hand and official seal at Nashville, Tennessee, this **22nd day** of **September, 2022.**

_____
Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Gabriel D. Feltner**, 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 **sole member** of **Gabe Feltner Construction, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **sole member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **sole member.**

Witness my hand and official seal at Nashville, Tennessee, this **22nd day** of **September, 2022.**

_____
Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/30/2022 ____ (date of document).

Affiant Signature

09/30/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of September, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025