Karen Johnson Davidson County
Batch# 924864 DEEDWARRSP
10/04/2022 08:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221004-0109151

This instrument prepared by:
Mark Carver, Esq.
Sherrard, Roe, Voigt & Harbison, PLC
150 Third Avenue, South, Suite 1100
Nashville, Tennessee 37201

DEED OF CORRECTION

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
117 2nd Ave Property, LLC 761 Old Hickory Boulevard, Suite 301 Brentwood, TN 37027	Same as new owner	Map 93-62, Parcel 51

W I T N E S S E T H:

WHEREAS, by Special Warranty Deed, dated May 5, 2022, of record at Instrument No. 20220509-0053063, in the Register's Office for Davidson County, Tennessee (the "Prior Deed"), Karen Jean Martin (the "Grantor"), did convey to 117 2nd Ave Property, LLC, a Tennessee limited liability company (the "Grantee"), certain land and improvements in Davidson County, Tennessee (the "Property");

WHEREAS, by inadvertence and mistake, the Prior Deed did not contain the correct description of the Property; and

WHEREAS, the parties desire to correct this error in the Prior Deed.

NOW, THEREFORE, for and in consideration of the premises, Grantor, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) cash in hand paid, does hereby quitclaim, transfer, and convey to Grantee all of her right title and interest in the Property, which is described in **Exhibit A** attached hereto and incorporated herein by this reference.

Except as specifically modified hereby, all terms and provisions of the Prior Deed shall continue and remain in full force and effect.

THIS DEED IS MADE TO CORRECT an error in the legal description of the Property conveyed by the Prior Deed, it having been the intention of the parties by such Prior Deed to convey the Property with the correct legal description as set forth herein.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have hereunto set their signatures, to be effective as of the 29th day of September, 2022.

GRANTOR:

Karen Jean Martin

Karen Jean Martin

STATE OF SC)
COUNTY OF Aiken)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Karen Jean Martin, the within named bargainor, 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 seal at office in Aiken, South Carolina, this 29th day of September, 2022.

My Commission Expires:_____

Notary Public

PATRICK SMITH
Notary Public, State of South Carolina
My Commission Expires 8/24/2031

EXHIBIT A

Property Description

Land being located in Davidson County, Tennessee, being described as follows:

Being part of Lot No. 30 on the Plan of the Original Town of Nashville, not of record, and described as follows:

Being on the westerly margin of 2nd Avenue No., formerly Market Street, as widened, at a point 187 feet more or less north of the northerly margin of Broadway, formerly Broad Street, said point being 15 ft. more or less west of the northeast corner of the property conveyed to Allen Dobson by deed from City Realty Co,, Inc. as of record in Book 967, page 557, Register's Office; thence with said Dobson's northerly line, westwardly 85 ft. more or less to the easterly margin of an alley; thence with said alley northwardly 33 ft. to the southwest corner of the Grizzard Lot; thence with the southerly line of the same; eastwardly 85 ft. more or less to the westerly margin of 2nd Ave., N., as widened, thence with said Avenue, southwardly 33 ft. to the beginning.

Being the same property conveyed to J. GILL FUQUA, JR., by deed from JERRY R. HUBBARD AND PRISCILLA MITCHELL REED HUBBARD, of record in Book 7368, page 720, dated October 1, 1987, said Register's Office. Being further conveyed to KAREN JEAN MARTIN, by quitclaim deed from JAMES GILL FUQUA, JR, of record in Instrument No. 20200804-0086437, dated July 28, 2020, said Register's Office.

<BillNo> <Sponsor>

HOUSE BILL 633

By Wright

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 24, Part 1, relative to certification of electronic documents.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-24-101(d)(3), is amended by deleting the subdivision and substituting instead the following:

(3) An electronic document must be certified by either a licensed attorney or the custodian of the original version of the electronic document and the signature of that person must be acknowledged by a notary public. The certification must be transmitted with the electronic document and recorded by the county register as a part of the document being registered. The certification of an electronic document must be in the following form and the text of the certification must be in no less than ten (10) point font:

I, Michael Roberts, 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 5/5/22 (date of document).

Affiant Signature

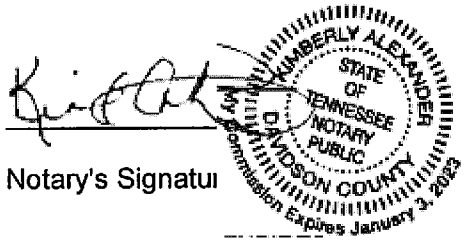
10/3/22

Date 10/3/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3td day of October, 2022.



Notary's Signatui

MY COMMISSION EXPIRES: January 3, 2023

Notary's Seal (if on paper)

SECTION 2. Tennessee Code Annotated, Section 66-24-101(d)(4), is amended by deleting the language "July 1, 2007" and substituting "July 1, 2021".

SECTION 3. This act takes effect July 1, 2021, the public welfare requiring it.