STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0.00

AFFIANT

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

NOTARY PUBLIC My commission expires: 2/24/24

Map and Parcel No. 174090B03900

Address of New Owner:
Salar Babiry
312 Shortleaf Drive
Antioch, TN 37013

Send Tax Notices To:
Guaranteed Rate, Inc.
3940 N. Ravenwood Avenue
Chicago, IL 60613

RUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

WARRANTY DEED OF CORRECTION

On May 17, 2022, SDH Nashville, LLC executed a Warranty Deed purporting to convey the real property described below to Beshoy Faragallah, said Warranty Deed having been recorded on May 23, 2022, as Instrument No. 20220523-0059853, in the Register's Office for Davidson County, Tennessee.

Due to mistake and inadvertence, the name of the Grantee of the Warranty Deed was printed as "Beshoy Faragallah," when the correct name of the Grantee is Salar Babiry.

And,

Grantor desires to and does hereby correct the said error in the subject Warranty Deed by executing this Deed of Correction in proper form, as set out below. All terms and conditions of the said Warranty Deed not inconsistent with the corrections made herein remain in full force and effect.

WHEREAS, for and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, SDH Nashville LLC, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Salar Babiry, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, and being all Lot No. 39 of the Final Plat for Kingsport Phase 2, of record as Instrument No. 20210915-0123510, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said land.
>
> Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Warranty Deed from Regent Land, LLC, a Tennessee limited liability company dated August 15, 2014, and recorded August 19, 2014, as Instrument No. 20140819-0075078, in said Register's Office for Davidson County, Tennessee.
>
> Further being a portion of the same property conveyed to SDH Nashville LLC, a Georgia limited liability company by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company by deed dated October 8, 2021, filed of record on October 13, 2021, of record in Instrument No. 20211013-0137768, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 925147 DEEDWARR
10/04/2022 02:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221004-0109554

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 312 Shortleaf Drive, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the said SDH Nashville LLC and Salar Babiry have hereunto set their signature, on this, the 3 day of October, 2022.

SDH NASHVILLE, LLC

By: _____
LeeAnn Breard, Authorized Signatory
Grantor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LeeAnn Breard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Authorized Signatory of SDH Nashville, LLC, the within-named bargainor, a limited liability company, and that such LeeAnn Breard, as such Authorized Signatory, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as Authorized Signatory.

WITNESS my hand and official seal of office, on this 3 day of October, 2022.

My commission expires: 2/24/26

NOTARY PUBLIC

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

Salar Babiry

SALAR BABIRY **Grantee**

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Salar Babiry, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 3rd day of October, 2022.

My commission expires: 2/24/2026

NOTARY PUBLIC

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return To:

Foundation Title and Escrow, LLC

Certificate of Authenticity

I, Tonya Loftin, 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 **October 3, 2022**.

Date

Tonya Loftin
Affiant Signature

October 4, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of October, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)