Karen Johnson Davidson County
Batch# 935435 DEEDQC
10/28/2022 03:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221028-0116982

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. W.T.S. Affiant Subscribed and sworn to before me, this 28th day of October, 2022. JONNA L. HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY Notary Public My commission expires: 10/17/2023

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Bransford Ave Partners, LLC 904 Main Street, Suite A1 Nashville, TN 37206	Same	11807013900

QUITCLAIM DEED OF CORRECTION

WHEREAS, by Quitclaim Deed of record as Instrument Number 20220923-0105736, Register's Office for Davidson County, Tennessee (the "Deed"), **AZALEA PLACE PARTNERS, LLC** ("Azalea Place Partners") quitclaimed certain real property described in the Deed (the "Property") to **BRANSFORD AVE PARTNERS, LLC** ("Bransford Ave Partners"); and

WHEREAS, by inadvertence and mistake, in the signature block on the Deed, Chad Roberts, a member of Azalea Place Partners, listed his title as "Partner" instead of "Member" of Azalea Place Partners; and

WHEREAS, by inadvertence and mistake, the signature page to the Deed utilized a jurat instead of the form of certificate of acknowledgment required by Tennessee Code Annotated section 66-22-107; and

WHEREAS, Azalea Place Partners and Bransford Ave Partners wish to correct the Deed and to reaffirm the quitclaim of the Property set forth therein.

NOW, THEREFORE, for and in consideration of the premises contained herein, Azalea Place Partners and Bransford Ave Partners execute this Quitclaim Deed of Correction for the purpose of correcting the Deed as follows, all effective as of the 28th day of October, 2022 (the "Effective Date"):

1. *Correction of Signatory's Title.* As set forth in the signature block on the following page, Chad Roberts is a member of Azalea Place Partners.

2. *Notary Acknowledgment.* As set forth on the following signature page, Chad Roberts' signature as a member of Azalea Place Partners is properly acknowledged pursuant to Tennessee Code Annotated section 66-22-107.

3. *Quitclaim by Azalea Place Partners.* In furtherance of the foregoing and to the extent needed to correct the Deed and to affirm and carry out the purposes of the Deed, **AZALEA PLACE PARTNERS, LLC**, a Tennessee limited liability company, hereby releases, remises, and quitclaims to **BRANSFORD AVE PARTNERS, LLC**, a Tennessee limited liability company, the Property described in the Deed, subject to any limitations, restrictions, and encumbrances as set forth in the Deed. The description of the Property set forth in the Deed is incorporated herein by reference. The Deed is also amended to clarify that each of Azalea Place Partners and Bransford Ave Partners is a Tennessee limited liability company.

4. *Reaffirmation of Deed.* The Deed is amended and corrected to comply with the foregoing, but not otherwise. All other provisions of the Deed shall remain in full force and effect and are incorporated herein by reference.

{Signature pages to follow}

WITNESS my hand effective as of the Effective Date.

AZALEA PLACE PARTNERS:

AZALEA PLACE PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Chad Roberts, Member

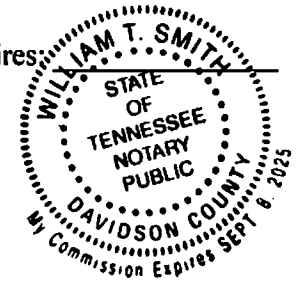
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHAD ROBERTS**, 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 a **MEMBER** of 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 28th day of October, 2022.

_____
Notary Public

My Commission Expires: _____



888772.1/020221242

WITNESS my hand effective as of the Effective Date.

BRANSFORD AVE PARTNERS:

BRANSFORD AVE PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Lucas C. Tidwell, President

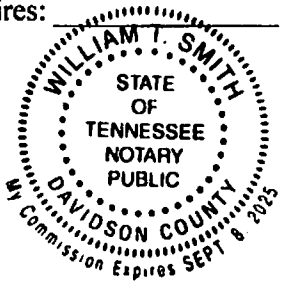
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUCAS C. TIDWELL**, 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 **PRESIDENT** of 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 28th day of October, 2022.

_____
Notary Public

My Commission Expires: _____



888772.1/020221242

True Copy Certification

I, William T. Smith, 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 28, 2022.

Affiant Signature

Date: 10/28/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of October, 2022.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

