Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Marga*

Karen Johnson Davidson County
Batch# 955524 DEEDWARR
12/28/2022 11:04:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20221228-0133094

Ivey Title, LLC Ref: (DM) Title No.: 62890
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Priest 7252 Highway 70 South #905 Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 142070F03800CO

WARRANTY DEED OF CORRECTION
CORRECTS INST. NO. 20221108-0119910

FOR AND IN CONSIDERATION of the sum of **$419,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, in order to correct the Lot Number in the Property Description, **Melinda Krisann Hodges, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Priest, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 38, Unit No. 905, on the Plan of Bellevue Commons Townhomes, a Planned Unit Development established under the proper provisions of the Tennessee Horizontal Property Regime Act, and set out in Exhibit "A" of the Master Deed and By-Laws of Record in Doc. No. 200007200071772 and re-recorded in Doc. No. 200008280084760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melinda Krisann Hodges, unmarried, by Warranty Deed form Christopher L. Brubaker, unmarried, dated March 15, 2004 and recorded on March 16, 2004, of record in Inst. No. 20040316-0029834. Being the same property conveyed to Thomas Priest by Warranty Deed from Melinda Krisann Hodges, unmarried, dated November 7, 2022 and recorded on November 8, 2022, of record in Inst. No. 20221108-0122797, Register's Office for Davidson County, Tennessee, such Warranty Deed describing the property as "Lot No. 35" rather than "Lot No. 38" as would have been correct.

Thomas Priest joins in the execution of this instrument in order to confirm the correction of the Lot Number in the property description and to consent to the correction.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "A" of the Master Deed and By-Laws of Record in Doc. No. 200007200071772 and re-recorded in Doc. No. 200008280084760, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; Subject to the provisions of the condominium Master Deed which establishes a Planned Unit Development of record in Doc. No. 200007200071772 and re-recorded in Doc. No. 200008280084760, amended in Doc No. 20060824-0104869, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Bellevue Commons Townhome Association of record in Inst. No. 200007200071771, amended in Inst. No. 20000915-0091868 and Inst. No. 20001009-0100204, said Register's Office; Stormwater Detention Agreement of record in Inst. No. 200006160060368, said Register's Office; Easement for storm drainage of record in Inst. No. 200003100025049, said Register's Office.

This is improved property, known as 7252 Highway 70 South, # 905, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of December, 2022.

Melinda Krisann Hodges, Grantor

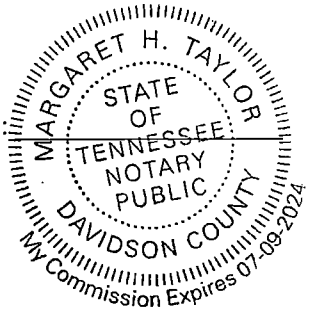
State of Tennessee

County of Davidson

On this 21st day of December, 2022, before me the undersigned authority, personally appeared **Melinda Krisann Hodges**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:



WITNESS THE EXECUTION HEREOF this 13th day of December, 2022.

Thomas Priest, Grantee

State of Tennessee

County of Davidson

On this 13th day of December, 2022, before me the undersigned authority, personally appeared **Thomas Priest**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and

Notary

My Commission Expires: September 8, 2025.

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

State of Tennessee

County of Davidson

AFFIDAVIT

This is a corrective instrument. The transfer tax for this conveyance was paid at the time of recording the Warranty Deed in Inst. No. 20221108-0122797, Register's Office for Davidson County, Tennessee.

Affiant

Sworn and subscribed before me this 13th day of December, 2022.

Notary

My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025