THIS INSTRUMENT PREPARED BY:

Hollingshead & Associates, PLLC
7000 Executive Center Drive, Suite 125
Brentwood, TN 37027

Tax Parcel Identificación No.:
053-00-0-019.00

Send Tax Bills To:
Pawnee Trail Developers, LLC
404 BNA Drive, Unit 307
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 959414 DEEDWARR
01/09/2023 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230109-0001853

CORRECTIVE WARRANTY DEED

This deed is being recorded to correct the **Grantor** in the Warranty Deed originally recorded on **July 28, 2022** in Instrument No. **20220728-0086219** Register's Office for **Davidson** County, Tennessee.

The **Grantor** was inaccurately stated as: Nashville Exchange Services, LLC., F/C/A Nationwide Exchange Services, LLC as Qualified Intermediary for Mohab Khamis

The **Grantor** should have stated: Mohab Elia Khamis, married

In order to correct said Warranty Deed, Grantor hereby restates:

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, **Mohab Elia Khamis** ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **Pawnee Trail Developers, LLC, a Tennessee limited liability company** ("**Grantee**"), its successors and assigns, certain real property in Davidson County, Tennessee, more particularly described as:

LAND in Davidson County, beginning at an iron pin set on the easterly margin of Pawnee Trail, said point being the most southwesterly corner of lot 74 on the plan of Cumberland Station, Section Seven, of record at Instrument No. 20061010-0125619, Register's Office Davidson County, Tennessee; Thence with the southerly line of said plan of Cumberland Station, Section Seven, North 16 Degrees 37 Minutes 53 Seconds East a distance of 536.21 feet to a point in the westerly line of the Alvin R. Hawkins et al property of record in the Deed Book 7060 page 547, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Hawkins Property, the following three calls: South 53 Degrees 02 Minutes 28 Seconds East a distance of 182.45 feet to an iron pin (old); Thence South 49 Degrees 43 minutes 26 Seconds East, a distance of 600.17 feet to an iron pin (old); Thence South 42 Degrees 18 Minutes 22 Seconds East a distance of 219.91 feet to an iron pin found at the northeasterly corner of the William A. Howard Property of record in Deed book 5126, page 72, Register's Office Davidson County, Tennessee; Thence with the northerly line of said Howard Property, and with the northerly terminus of Pawnee Trail, South 62 Degrees 45 Minutes 24 Seconds West a distance of 269.99 feet to an iron pin (old); Thence with he northerly line of the Michael E. Wakefield Property of record in Deed Book 7619, page 337 and Deed Book 9514, page 731, Register's Office Davidson County, Tennessee, and with the northerly line of Lots 6 through 12 on the plan of Nawakwa Hills, West End Section of record in Plat Book 974, page 96, Register's Office Davidson County, Tennessee, South 63 Degrees 12 Minutes 22 Seconds West a distance of 868.50 feet to a point; Thence with the southerly line of the afore-said plan of Cumberland Station, Section Seven the following three calls: North 09 Degrees 16 Minutes 01 Seconds East a distance of 494.56 feet to an iron pin (new); Thence North 16 Degrees 37 Minutes 53 Seconds East a distance of 175.00 feet to a point; Thence North 73 Degrees 22 Minutes 07 Seconds West a distance of 20.47 feet to the Point of Beginning, containing 13.002 acres or 566372 square feet more or less.

BEING the same property conveyed to Mohab Elia Khamis by Warranty Deed from Hollingsworth Family Limited Partnership, a Tennessee Limited Partnership, dated August 8, 2015, recorded on August 9, 2017, in Instrument No. 20170809-0081606, Register's Office for Davidson County, Tennessee.

This is not the marital residence of Mohab Elia Khamis at the time of conveyance.

This is improved property located at: **1231 Pawnee Trail, Madison, TN 37115**

This conveyance is made subject to 1) taxes for the current year which may not yet be due and payable; 2) all matters appearing on plat or plan referenced in the legal description, if any; 3) all applicable zoning ordinances; 4) utility, sewer, drainage, and other easements and agreements of record; 5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended of supplemented; and 6) other matters of public record.

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, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this Corrective Deed on this 5 day of January, 2023

GRANTOR:

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mohab Elia Khamis , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5 day of January, 2023

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission expires: 9/30/2024

[Grantee Signature Page Follows]

GRANTEE:

By: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, of the state and county aforesaid, personally appeared Seth Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partner Member of Pawnee Trail Developers, LLC, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Pawnee Trail Developers, LLC.

WITNESS my hand and seal at office this 9 day of January, 2023

_____
Notary Public
My Commission expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF CONSIDERATION

I, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration paid, or value of the property transferred, whichever is greater, is **$875,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. **The applicable Recordation Tax due under T.C.A. § 67-4-409 was previously paid upon recordation of the Warranty Deed in Instrument No. 20220728-0086219, Register's Office for Davidson County, Tennessee.**

_____
Affiant

Subscribed and sworn to before me this 9 day of January, 2023

_____
Notary Public
My commission expires 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Corrective Deed
1959

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Jan 09, 2023

Kimberly Hollingshead, Esq.

Jan 09, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 09 day of Jan, 2022.

Notary Signature

My Commission Expires 9/20/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON