Karen Johnson Davidson County
Batch# 959672 DEEDWARR
01/10/2023 03:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230110-0002195

This Instrument Prepared By:
Homeland Title, LLC
1896 General George Patton Drive – Ste 200
Franklin, TN 37067

Send Tax Bills To:
NEW OWNER

New Owner is:
Yoav Grossman and Hayley Grossman
2026 Edison Park Lane
Nashville, TN 37209

Map and Parcel
091-02-4W-051-00

• • • • •

STATE OF Tennessee)

COUNTY OF Davidson)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and ~~sworn~~ to before me this 3rd day of January, ~~2022.~~ 2023

Notary Public
My commission expires: 6.14.2026

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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DEED OF CORRECTION

Warranty Deed

WHEREAS, a Warranty Deed conveying property to **Yoav Grossman and Hayley Grossman, husband and wife,** has previously been executed, dated October 19, 2022, of record in Instrument No. 20221021-0114707, Register's Office for Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in that it conveyed the property with an incorrect legal description and Map and Parcel as follows:

Map/Parcel - 091-02-4W-900-00

Land in Davidson County, Tennessee, being Unit No. 10, on the Plan of EDISON PARK NASHVILLE, a TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Whereas it is the desire of the parties to MODIFY and CORRECT the legal description and map and parcel by removing the legal description in said Warranty Deed dated October 19 2022, of record in 20221021-0114707, Register's Office for Davidson County, Tennessee and in its place substituting the following correct legal description and Map/Parcel:

Map/Parcel 091-02-4W-051-00

Land in Davidson County, Tennessee, being Unit No. 51, on the Plan of EDISON PARK NASHVILLE, a TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

NOW, THEREFORE, in consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Toll Southeast LP Company, Inc., a Delaware Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the said **Yoav Grossman and Hayley Grossman, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns, said certain tracts of land in Davidson County, Tennessee.

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.

The Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 3rd day of January, 2023.

GRANTOR:

Jon Perry

Toll Southeast LP Company, Inc.
By: Jon Perry

STATE OF
COUNTY OF DAVIDSON

On this the 3rd day of January, ~~2022,~~ 2023 before me personally appeared Jon Perry, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Toll Southeast LP Company, Inc., a Delaware corporation, the within named bargainor, a corporation, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of January, ~~2022.~~ 2023

Notary Public

My Commission Expires: 6-14-2026

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTEE:

Yoav Grossman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Yoav Grossman**, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand ~~and~~ official seal, this the 3rd day of January, 2023 ~~2022~~.

Notary Public

My Commission Expires:

(SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

GRANTEE:

Hayley Grossman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Hayley Grossman**, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand ~~and~~ official ~~seal~~, this the 3rd day of January, 2023 ~~2022~~.

Notary Public

My Commission Expires: 6-14-2026

(SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or 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 3, 2023.

Affiant
Date: January 10, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of January 2023.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY