This Instrument Was Prepared By & Return To:
Concord Title
3000 Meridian Blvd, Ste 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 961427 DEEDWARR
01/17/2023 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230117-0003553

INSTRUMENT OF CORRECTION OF DEED

Taxes already paid for at recordation of Instrument No. 20211210-0163829

WHEREAS, by Warranty deed of record in Instrument No 20211210-0163829 Register's Office for Davidson County, Tennessee, Music City Holdings, LLC, a Texas limited liability company ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to KAS Holdings, LLC, ("Grantee");

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the Lot number in the legal description. Being Lot No 220.

WHEREAS, the Grantee has requested the Grantor to correct said error and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, Music City Holdings, LLC, a Texas limited liability company for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantee, KAS Holdings LLC , their heirs, and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No 200, Section 9, on the Plan of Valley Grove, of record in Plat Book 5200, page 605, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Qui Van Nguyen and Xuan Chau Nguyen by Warranty Deed from Terry Lee Jackson dated November 10, 1998 and filed of record in Book 11201, page 47, Register's Office for Davidson County, Tennessee. Xuan Chau Nquyen having died on June 25, 2019 leaving Qui Van Nquyen with rights of survivorship.

BEING the same property conveyed to Music City Holdings LLC, by Warranty Deed from Qui Van Nquyen, of record in Instrument No. 20211210-0163828, Register's Office for Davidson County, Tennessee dated November 30, 2021 and recorded on December 03, 2021.

Being also know as 4657 Forest Ridge Dr Hermitage TN 37076.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Warranty deed of record in Instrument number 20211210-0163829 Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect legal description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this the 17th day of January, 2023.

GRANTOR:

Music City Holdings, LLC
By: Wyatt Tiffany

State of TENNESSEE
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** 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 ***Authorized Signor*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Authorized Signor***.

Witness my hand and official seal this 17th day of January, 2023.

Notary Public
My Commission Expires: 3-7-23

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Owner Name & Property Address:

Name: KAS Holdings, LLC
Address: 4657 Forest Ridge Dr
City, State, Zip: Hermitage TN 37076

Responsible Party For Taxes:

Name: KAS Holdings, LLC
Address: PO Box 892
City, State, Zip: Renton WA 96057

Tax ID: 087-09-0-038.00

Certificate of Authenticity

I, Nick Harris, 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 **January 17, 2023**.

Affiant Signature

1/17/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17th** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23
Date

