This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Ave., N.
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 966298 DEEDWARR
02/01/2023 02:45:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230201-0007512

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument Number 20200513-0049455, Register's Office for Davidson County, Tennessee, **670 James Avenue, LLC, a Limited Liability Company,** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **Heather Christine Roth** ("Grantee").

WHEREAS, by inadvertence and mutual mistake, said deed contains erroneous information (FHLB retention language) below the derivation as follows:

"A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 15, of The Rows At The Annex, A Horizontal Property Regime with Private Elements, as stated and recorded in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 670 James Avenue, LLC by Quitclaim Deed from HR Properties of Tennessee, recorded on March 02, 2017, of record in Instrument No. 20170302-0020973, Register's Office Davidson County, Tennessee.

Grantee(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (FHLB Cincinnati) Affordable Housing Program, must maintain ownership in this property and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the loan closing or certification of project completion.
(i) The FHLB Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale, refinancing, foreclosure, conveyance by deed in lieu of foreclosure, assignment of the first mortgage to the Secretary of HUD, or change in ownership of the unit occurring prior to the end of the Retention Period.
(ii) In the case of a sale or refinancing of the unit prior to the end of the Retention Period, an amount equal to a pro rata share of the AHP Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to the FHLB Cincinnati from any net gain realized upon the sale or refinancing of the unit; unless:
(A) The unit was assisted with a permanent mortgage loan funded by an AHP advance;
(B) The purchaser is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser); or
(C) Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.
(iii) The obligation to repay Subsidy to the FHLB Cincinnati shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure or any assignment of the first mortgage to the Secretary of HUD.

This is improved property known as 714 James Avenue, Nashville, TN 37209."

WHEREAS, the Grantee and Grantor have agreed to correct said errors and attached as Exhibit A is confirmation from FHLBC that they have no interest in this property;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantee, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

"A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 15, of The Rows At The Annex, A Horizontal Property Regime with Private Elements, as stated and recorded in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 670 James Avenue, LLC by Quitclaim Deed from HR Properties of Tennessee, recorded on March 02, 2017, of record in Instrument No. 20170302-0020973, Register's Office Davidson County, Tennessee.

This is improved property known as 714 James Avenue, Nashville, TN 37209."

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantee, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20200513004945 5 Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 24 of January, ~~2022.~~ 2023

GRANTOR:

670 James Avenue, LLC
By John A. Bell, Jr (Authorized Agent)

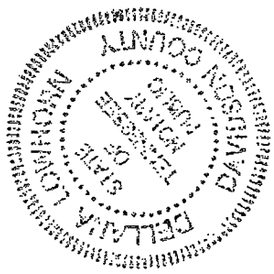
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **John A. Bell, Jr., Authorized Agent for 670 James Avenue, LLC**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), being authorized to do so executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 24th day of January ~~2022~~ 2023.

Notary Public

My commission expires: 3/3/25



GRANTEE:
Heather Christine Roth

Heather Christine Roth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Heather Christine Roth**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), being authorized to do so executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 1st day of February, 2023.

Notarized online using audio-video communication

Notary Public

My commission expires: June 18, 2023

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
June 18, 2023

STATE OF TENNESSEE - Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00.

Heather Christine Roth

Affiant

Subscribed and sworn to before me, this 1st day of February, 2023.

My commission expires:
June 18, 2023

Notary Public

Notarized online using audio-video communication

PROPERTY OWNER(S) FOR 714 JAMES AVENUE, NASHVILLE, TN 37209
MAP & PARCEL 091050W01500CO:

Heather Christine Roth
714 James Avenue
Nashville, TN 37209

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
June 18, 2023

Exhibit A

January 9, 2023

Ms. Memorie White
Providence Title, LLC
25 Century Blvd, Ste 402
Nashville, TN 37214

RE: Heather Christine Roth

Dear Ms. White:

I am writing in response to your email received January 9, 2023 concerning the sale of the Heather Christine Roth property. The Federal Home Loan Bank disbursed no grant funds to the Roth family since they were not in the Bank's database or in our files.

The FHLBank can contend that the FHLBank's retention language was accidentally put into the deed. No grant money was given to this family from the Federal Home Loan Bank; therefore, the Roth family is not under any of the restrictions given by the Bank's retention language.

The retention language should be taken out of the deed so further problems do not occur.

If you have any further questions, please contact me at 888-345-2246.

Best wishes,

Jalynn N. Lunsford
Outreach and Compliance Analyst

Certificate of Authenticity

I, Holly A. Mason, 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 24, 2023.

Affiant Signature

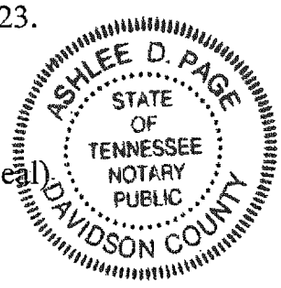
1/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of January, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 09/07/2026