This Instrument Was Prepared upon Information Furnished by the Parties By:

DeKalb Title, LLC, 210 East Public Square Smithville, Tennessee 37166

LUDIE LOU HOLDINGS , LLC

TO DEED OF CORRECTION

Karen Johnson Davidson County
Batch# 973427 DEEDWARR
02/23/2023 10:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230223-0012765

JOEL T. CLEVENGER AND NEYSHA M. CLEVENGER

WHEREAS, LUDIE LOU HOLDINGS, LLC, by Warranty Deed dated October 19, 2022 and recorded October 25, 2022, conveyed to JOEL T. CLEVENGER and NEYSHA M. CLEVENGER, husband and wife, certain lands situated in Davidson County, Tennessee; and,

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land which was therein described as follows:

Land in Davidson County, Tennessee, being the Southerly 40 feet of Lot No. 48 on the Plan of D.T. McGavock's Plan of 56 lots in North Nashville of record in Plat Book 11, Page 393, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 3rd Avenue, North; formerly College Street, 395 feet, South 47 degrees 30' East from the presently Southerly margin of Coffee Street; thence with the Westerly margin of 3rd Avenue North, South 47 degrees 30' East 40 feet to the common corner of Lots Nos. 47 and 48; thence South 42 degrees West with the line between said two lots 165 feet to the Easterly margin of an alley; thence with said alley, North 47 degrees 30' West 40 feet to an iron pin; thence North 42 degrees East 165 feet to the point of beginning.

Being a portion of the property conveyed to Hart-Love Enterprises, LLC, a Tennessee limited liability company, By Quitclaim Deed from Ludie Lou Holdings, LLC, a Tennessee limited liability company dated July 30, 2021 recorded August 05, 2021, of record as Instrument No. 20210805-0105767 Register's Office for Davidson County, Tennessee.

Further known as: 1821 A 3rd Ave N #2, Nashville, TN 37208

Parcel Id(s): 082-05-1F-002.00-000

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

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable considerations, LUDIE LOU HOLDINGS, LLC, have this day bargained and sold, and do hereby transfer and convey unto JOEL T. CLEVENGER and NEYSHA M. CLEVENGER, husband and wife, certain lands situated in Davidson County, Tennessee, and being described as follows:

Being Unit B as shown on the plat found at page 20 of the Horizontal Property Regime for 1821 A 3rd Avenue N of record as Instrument No. 20210820-0113062 filed on 08/20/2021 in the Register's Office of Davidson County Tennessee. Also being a portion of the property conveyed to Hart-Love Enterprises, LLC, a Tennessee Limited Liability Company by quitclaim deed from Ludie Lou Holdings, LLC, a Tennessee Limited liability company dated July 30, 2021 recorded August 05, 2021 of record as Instrument No. 20210805-0105767 Register's Office for Davidson County, Tennessee. This is to correct the description in the deed of record filed as instrument No. 202221025-0115629 Register's Office of Davidson County Tennessee on 10/25/2022 from Ludie Lou Holdings, LLC to Joel T. Clevenger and wife Neysha M. Clevenger.

Further known as: 1821 A 3rd Ave N #2, Nashville, TN 37208

Parcel Id(s): 082-05-1F-002.00-000

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said JOEL T. CLEVENGER and NEYSHA M. CLEVENGER, husband and wife, forever, and grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20221025-0115629, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect 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.

Grantors covenant with the grantees herein that they are lawfully seized and possessed of said lands in fee simple; that they have a good and lawful right to convey same; that said lands are unencumbered; and grantors do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed on this the 21st day of February, 2023.

LUDIE LOU HOLDINGS, LLC

Tarrick Love

Tanisha Hart-Love

GRANTORS

JOEL T. CLEVENGER

NEYSHA M. CLEVENGER

GRANTEES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for the aforesaid state and county, Tarrick Love, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Ludie Lou Holdings, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing document for the purposes therein contained by signing the name of the company by himself as such Member.

WITNESS my hand and seal of office this the 21st day of February, 2023.

TYLER VEST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 23, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for the aforesaid state and county, Tanisha Hart-Love, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member of Ludie Lou Holdings, LLC, the bargainor, and that she, as such Member, being authorized so to do, executed the foregoing document for the purposes therein contained by signing the name of the company by herself as such Member.

WITNESS my hand and seal of office this the 21st day of February, 2022.

TYLER VEST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 23, 2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named grantee, JOEL T. CLEVENGER and NEYSHA M. CLEVENGER, husband and wife, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in NASHVILLE, TN, on this the 21ST day of FEBRUARY, 2023.

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.26.

Certificate of Authenticity

I, Tara Crook, 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 February 21, 2023.

Tara Crook
Affiant Signature

2-21-23
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 21st day of February, 2023.

Julianna C. Gasaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

