THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215

File No. 220641346

The purpose of this Deed of Correction is to correct the unit number in the legal description of the prior conveyance.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2023

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 975019 DEEDWARR
02/28/2023 12:08:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0014171

DEED OF CORRECTION

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ryan Black and Shayla Black 311 Seven Spings Way, Unit 202 Brentwood, TN 37027	New Owner	160-15-0D-006.00 CO

WHEREAS, a Warranty Deed conveying the within described property has previously been executed and put of record in **20220629-0074996**, Register's Office of Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

> Land in Davidson County, Tennessee, being Unit No. **202**, on the Horizontal Property Regime for St. Martin Square at Seven Springs Condominium, Phase I, as recorded in the Master Deed of record as Instrument No. 20060310-0028319, as supplemented in Instrument No. 20061109-0139692 and corrected by Instrument of Correction of record as Instrument No. 20080730-0077840 and as amended in Instrument No. 20090624-0058791, and as shown on plat recorded in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

WHEREAS, the legal description conveyed Unit No. 202 but it should have conveyed Unit No. 6.

WHEREAS, the Grantee and Grantor have agreed to correct said errors;

NOW, THEREFORE, for and in the 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 **Shane Lloyd Maggs, unmarried,** hereinafter called the Grantor, have

bargained and sold, and by these presents do transfer and convey unto **Ryan Black and Shayla Black, husband and wife**, hereinafter referred to as Grantee, their heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 6, on the Horizontal Property Regime for St. Martin Square at Seven Springs Condominium, Phase I, as recorded in the Master Deed of record as Instrument No. 20060310-0028319, as supplemented in Instrument No. 20061109-0139692 and corrected by Instrument of Correction of record as Instrument No. 20080730-0077840 and as amended in Instrument No. 20090624-0058791, and as shown on plat recorded in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Being the same property conveyed to SHANE LLOYD MAGGS, by deed from ST. MARTIN SQUARE, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20190205-0010755, dated January 30, 2019, said Register's Office.
>
> This is improved property located at: **311 Seven Spings Way, Unit 202, Brentwood, TN 37027**

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 Grantor do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in **20220629-0074996**, Register's Office for Davidson County.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument on this 16th day of September, 2022.

GRANTOR:

Shane Lloyd Maggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Shane Lloyd Maggs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16th day of September, 2022.

Notary Public

My Commission Expires: Oct. 26, 2025

FRANCESCA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025

GRANTEE:

Ryan Black **Shayla Black**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ryan Black and Shayla Black**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 28th day of Feb., 2023

Notary Public

My Commission expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026