BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 976575 DEEDWARR
03/03/2023 09:54:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230303-0015267

This Instrument Was Prepared By:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

DEED OF CORRECTION – 305 Farris Ave., Madison, TN 37115

WHEREAS, by a deed of record in Instrument No. 20220517-0056463, Register's Office for Davidson County, Tennessee, Joshua Sweat and Home Pros Cooperative LLC, a Tennessee Limited Liability Company, ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Ctafs Properties, LLC ("Grantee"); and

WHEREAS, said deed contained an omission of lot numbers in the description of the real estate intended to be conveyed which was therein described as follows:

Land in Davidson County, Tennessee, being Lots 18, 19, and 20 on the Map of Rock Hill Subdivision of Block "A" on the Property of Emma W. Dismukes, described as follows:

Beginning at a Point in the East Right of Way of Farris Avenue; Thence South 82 degrees 22 minutes 28 seconds East, 200.0 Feet to a Point; Thence South 07 degrees 46 minutes 52 seconds West, 149.8 Feet to a Point; Thence North 82 degrees 22 minutes 28 seconds West, 200.0 Feet to a Point; Thence North 07 degrees 46 minutes 52 seconds East, 149.8 Feet to a Point, which is the Point of Beginning; Containing an Area of 0.69 Acres, more or less, as Shown on Survey by Patrick Coode and Company, LLC, TRLS No. 855, Dated November 4, 2021.

Being the same property conveyed to Joshua Sweat and Home Pros Cooperative, LLC by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20211201-0159285, said Register's Office.

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

NOW, THEREFORE, the Grantors, Joshua Sweat and Home Pros Cooperative LLC, a Tennessee Limited Liability Company, for the purpose of correcting said error and in consideration of the sum of No/100 ($00.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantees, CTAFS Properties, LLC, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 20 ON THE MAP OF ROCK HILL SUBDIVISION OF BLOCK "A" ON THE PROPERTY OF EMMA W. DISMUKES, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING IN THE EAST RIGHT OF WAY OF FARRIS AVENUE, 220 FEET, MORE OR LESS, NORTH OF NEW PROVIDENCE PASS;
THENCE ALONG SAID AVENUE N 07°46'52" E, 50.0 FEET;
THENCE LEAVING SAID AVENUE S 82°22'28" E, 200.0 FEET;
THENCE S 07°46'52" W, 50.0 FEET;
THENCE N 82°22'28" W, 200.0 FEET TO THE POINT OF BEGINNING
CONTAINING AN AREA OF 0.23 ACRE, MORE OR LESS.

Being part of the same property conveyed to Joshua Sweat and Home Pros Cooperative, LLC by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20211201-0159285, said Register's Office.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, in fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20180301-0019168, Register 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.

IN WITNESS WHEREOF, the said parties hereto have hereunto set his signature on this 2nd day of March, 2023.

HOME PROS COOPERATIVE, LLC

BY: _____

SHERI HENDEL, MANAGER

_____

JOSHUA SWEAT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Sweat, the bargainor, 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 and official seal this 2nd day of March, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Sheri Hendel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Manager of Home Pros Construction, LLC, and that she as such Manager of Home Pros Construction, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Manager of Home Pros Construction, LLC.

Witness my hand and official seal this 2nd day of March, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____

Affiant

Subscribed and sworn before me, this the 2nd day of March, 2023.

_____

Notary Public

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON