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

BOX 10-A

Karen Johnson Davidson County
Batch# 977656 DEEDWARR
03/07/2023 10:33:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230307-0016219

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

DEED OF CORRECTION – 301 Farris Ave., Madison, TN 37115

WHEREAS, by a deed of record in Instrument No. 20220520-0059204, 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 Amy Blake ("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 and 19 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 Grantor, CTAFS Properties, 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, Amy Blake, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 18 AND 19 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, 270 FEET, MORE OR LESS, NORTH OF NEW PROVIDENCE PASS;
THENCE ALONG SAID AVENUE N 07°46'52" E, 99.8 FEET;
THENCE LEAVING SAID AVENUE S 82°22'28" E, 200.0 FEET;
THENCE S 07°46'52" W, 99.8 FEET;
THENCE N 82°22'28" W, 200.0 FEET TO THE POINT OF BEGINNING
CONTAINING AN AREA OF 0.46 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. 20220517-0056463, 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.

CTAFS PROPERTIES, LLC

BY: _____

CURTIS TAYLOR STEWART, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Curtis Taylor Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of CTAFS Properties, LLC, and that he as such Member of CTAFS, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of CTAFS Properties, LLC.

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

Commission expires: 05/23/2023

_____
Notary Public

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn before me, this the 3rd day of March, 2023.

_____
Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON