Karen Johnson Davidson County
Batch# 980365 DEEDWARR
03/14/2023 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230314-0018376

THIS INSTRUMENT PREPARED BY:
Millennial Title, LLC
5120 Virginia Way, Suite B13
Brentwood, Tennessee 37027

New Owner:
Young On Choi
3222 Meade Avenue South
Nashville, TN 37211

Send Tax Bills to:
SAME

Map & Parcel:
133-01-0-188.00

STATE OF TN)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 14 day of March, 2023.

My commission expires: 8/3/26

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DEED OF CORRECTION
WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property to **Young On Choi,** from **HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, has been previously been executed and put of record in **Instrument Number 20220505-0051919**, Register's Office for Davidson County, Tennessee,

and

WHEREAS, the said Warranty Deed was deficient or contained errors in that it conveyed the wrong unit number in the legal description and reflects as follows:

Land in Davidson County being the north 50 feet of Lots Numbers 173, 175, and 177 on the Map of Sunrise Heights Second Addition, as of record in Plat Book 421 at page 46, Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 50 feet on the easterly side of Meade Avenue and extends back between lines 150 feet on the southerly line and 150.1 feet, more or less, on the northerly line along the southerly margin of an alley to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Deed dated October 25, 2021 from Clinton Ivey and Caitlyn Ivey, husband and wife, of record in Instrument Number 20210406-0045073, as corrected in Instrument Number 20220224-0021535, Register's Office for Davidson County, Tennessee.

and

WHEREAS, the parties execute this Deed of Correction for the purpose of correcting the errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR IN CONSIDERATION of the sum 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, **HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantors, have bargained and

sold, and by these presents transfer and convey unto the said **YOUNG ON CHOI,** hereinafter referred to as Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to wit:

Being parts of Lots Nos. 173, 175 and 177 on the plan of Sunrise Heights, Second Addition, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Deed dated October 25, 2021 from Clinton Ivey and Caitlyn Ivey, husband and wife, of record in Instrument Number 20210406-0045073, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except, 2022 taxes which have been prorated and are assumed by the Grantees.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whosoever.

WITNESS our hands this 14th day of March, 2023.

GRANTORS:

HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
Akram Rozh, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Williamson

On this 14 day of March, 2023, before me, appeared **Akram Rozh,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of **Homeofcapital, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Akram Rozh,** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/3/26
NOTARY PUBLIC

ANDREW H. MAGUIRE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTEES:

YOUNG ON CHOI

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21 day of Feb, 20 23, before me, the undersigned, personally appeared **YOUNG ON CHOI,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 11-6-2024

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 3/14/2023 (date of document).

Affiant Signature

Date 3/14/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 14 day of March, 2023

Notary's Signature

MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY