Karen Johnson Davidson County
Batch# 983309 DEEDWARRSP
03/22/2023 09:20:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230322-0020664

DEED OF CORRECTION

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1.00.

Affiant

Subscribed and sworn to the on March 21, 2023.

NOTARY PUBLIC

My Commission Expires: 8-7-26

CATHERINE DEBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-07-2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law and Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #s
Jeffrey Dial and Jennifer Dial 2141 Gildridge Dr. Nashville, TN 37221	Same as New Owner	169 03 0A 039.00

WHEREAS, Stephens Valley West Homes, LLC, a Tennessee limited liability company, as GRANTOR did execute, on February 17, 2023, and deliver to Jeffrey Dial and Jennifer Dial, husband and wife, as GRANTEES, for the consideration therein mentioned, a Special Warranty Deed to certain property situated in Davidson County, Tennessee, which said conveyance is recorded in Instrument No. 20230222-0012374, Register's Office for Davidson County; and

WHEREAS, the name of the GRANTOR in the Special Warranty Deed is misspelled; and

WHEREAS, this Deed of Correction is for the purpose of correcting the errors and deficiencies in the Special Warranty Deed and more accurately represents the intent of the parties to that deed.

NOW, THEREFORE, in order to correct said error, GRANTOR Stephens Valley West, LLC, a Tennessee limited liability company, in consideration of the premises of One ($1.00) Dollar to it paid by GRANTEES Jeffrey Dial and Jennifer Dial, husband and wife, which is hereby acknowledged, does hereby transfer and convey unto Jeffrey Dial and Jennifer Dial, husband and wife. their successors and assigns, all of GRANTOR Stephens Valley West, LLC's, right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference ("the Property").

The conveyance of the Property, and all covenants and warranties contained herein are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference ("the Permitted Encumbrances").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to GRANTEES Jeffrey Dial and Jennifer Dial, husband and wife, their successors and assigns, forever.

GRANTOR covenants that the Property is free from all encumbrances made or suffered by the GRANTOR, except to the extent otherwise set forth herein.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Stephens Valley West, LLC has hereunto set its hand and seal as of the date of March 21, 2023.

Stephens Valley West, LLC

By: Donald F. Rochford, Sole Member

CATHERINE DEBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Donald F. Rochford**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Sole Member of Stephens Valley West, LLC** the within named bargainor, and that he as such **Sole Member** executed the foregoing instrument for the purposes therein contained, by signing for **Stephens Valley West, LLC** by himself as the **Sole Member**.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21st day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 9-7-26

IN WITNESS WHEREOF, Stephens Valley West Homes, LLC has hereunto set its hand and seal as of the date of March 21, 2023.

Stephens Valley West Homes, LLC

By: Donald F. Rochford, Sole Member

CATHERINE DEBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Donald F. Rochford**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Sole Member of Stephens Valley West Homes, LLC** the within named bargainor, and that he as such **Sole Member** executed the foregoing instrument for the purposes therein contained, by signing for **Stephens Valley West Homes, LLC** by himself as the **Sole Member**.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21st day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 9-7-26

EXHIBIT A
LEGAL DESCRIPTION
"The Property"

Land in Davidson County, Tennessee, being Lot No. 39, Stephens Village West 116, as shown on Final Plat of record in Instrument No. 20210409-0047643, as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20210428-0056721, and amended in Instrument No. 20230106-0001193, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Stephens Valley West, LLC, a Tennessee limited liability company by Warranty Deed from J. Gregory Hardeman, Executor of the Estate of W.E. Stephens, Jr. (as to parcel 2) and Equitable Trust Company, Trustee of the Stephens Christian Trust (as to parcel 1), dated January 31, 2020 and recorded February 4, 2020 in Instrument No. 20200204-0012662, in the Register's Office for Davidson County, Tennessee.

Address: 2141 Gildridge Dr., Nashville, TN 37221.

TAX ID: 169 03 0A 039.00

EXHIBIT B
Permitted Exceptions

1. 2023 Davidson County and subsequent taxes are assumed by the Grantee;
2. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expected in (a) or (b) appear in the Public Records or are shown in Schedule B.;
3. General or special taxes an assessments required to be paid in the year 2023 and subsequent years, for Map-Par. 169 03 0A 039.00.
4. If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.;
5. Note: Davidson County Taxes for the year 2023 are ESTIMATED in the amount of $3,834.39, for Tax Parcel Identification No. 169 03 0A 039.00.
6. Estimated taxes are based on sales price multiplied by applicable tax rate. The company is not insuring the accuracy of this amount.;
7. The dower, courtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured.;
8. Restrictions, dedications, conditions, reservations, easements and all other matters shown on the Final Plat of Stephens Village West 116, of record in Instrument No. 20210409-0047643, as corrected by Surveyor's Certificate of Correction in Instrument No. 20210428-0056721, and amended in Instrument No. 20230106-0001193, in the Register's Office for Davidson County, Tennessee, but deleting any covenant condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).;
9. Declaration of Protective Covenants, Conditions and Restrictions for Stephens Valley West Association, Inc., of record in Instrument No. 20230104-0000465, in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).;
10. By-Laws of Stephens Valley West Owners Association, Inc., attached as Exhibit "B" to the Master Deed recorded in Instrument No. 20230104-0000465, in the Register's Office for Davidson County, Tennessee.;
11. Easement to Comcast Cable Communications Management LLC, of record in Instrument No. 20201201-0139311, in the Register's Office for Davidson County, Tennessee.;
12. Agreement for Dedication of a Driveway Easement, of record in Instrument No. 20200602-0056303, in the Register's Office for Davidson County, Tennessee.; and
13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on March 21, 2023.

John Cobb Rochford

March 21, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on March 21, 2023.

Brooke Sobo

My commission expires: 9/8/26

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2026