Karen Johnson Davidson County
Batch# 994241 DEEDWARR
04/20/2023 09:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230420-0029015

THIS INSTRUMENT PREPARED BY:
TENNESSEE TITLE SERVICES
7000 EXECUTIVE CENTER DR. #290,
BRENTWOOD, TN 37027 - FILE NO. B-23-816

DEED OF CORRECTION
(Corrects Deed of record in Instrument No. 20230410-0025641, in the Register's Office for Davidson County, Tennessee.)

This Deed of Correction made and entered into effective on the 17th day of April, 2023, by and between **Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company**, party of the first part, hereinafter "Grantor" and **Emily K. Rose and Daniel J. Abrams, wife and husband**, party of the second part, hereinafter "Grantee";

WITNESSTH

WHEREAS, on the 10th day of April, 2023, a Deed (the "Deed") was filed of record in Instrument No. 20230410-0025641, in the Register's Office for Davidson County, Tennessee, in which the Grantor conveyed certain real property to the Grantee; and

WHEREAS, the legal description in the Deed was erroneous in that "Unit No. A" was incorrectly conveyed and should instead have correctly read "**Unit No. B**";

WHEREAS, the this was always the intention of the Grantor and Grantee; and Grantor and Grantee therefore desire the error in the above-identified Deed be corrected;

NOW, THEREFORE, in order to correct the error which exists in the Deed, the legal description provided in the Deed shall be deleted in its entirety and replaced with the following legal description:

PLEASE SEE EXHIBIT "A"
ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT VERBATIM

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

OTHER PROVISIONS of the Deed not addressed by this instrument are to remain unchanged and undisturbed by this instrument.

Witness my hand this 17th day of April, 2023.

SIGNATURE PAGE(S) FOLLOW

[REMAINDER OF PAGE INTENTIONALLY BLANK]

GRANTOR:

Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company

By: _____
Douglas Schenkel, Sole Member

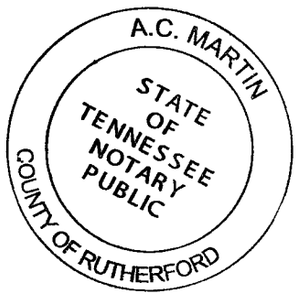
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, A.C. Martin of the state and county mentioned, personally appeared Douglas Schenkel of Jackson Valley Land Partners, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member of Jackson Valley Land Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Douglas Schenkel of Jackson Valley Land Partners, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of April, 2023.

_____
Notary Public
My Commission Expires: 5-16-26

(Notary Seal)



GRANTEE:

Emily K. Rose

Emily K. Rose

Daniel J. Abrams

STATE OF Virginia
~~COUNTY~~ OF Richmond
City

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Emily K. Rose and Daniel J. Abrams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 919E Main St, Suite 130, Richmond, VA 23219 this 17th day of April, 2023.

LORI FREEMAN JACKSON NOTARY PUBLIC REG # 146858 MY COMMISSION EXPIRES 2/29/2024 COMMONWEALTH OF VIRGINIA (Notary Seal)

Lori Freeman Jackson
Notary Public
My Commission Expires: February 29, 2024
Reg. # 146858

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $0.00. This transfer is exempt from recording taxes as they have already been paid.

AFFIANT

Subscribed and sworn to before me this 17th day of April, 2023.

NOTARY PUBLIC
My Commission Expires: 9-6-26

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(Notary Seal)

MAP & PARCEL NO. P/O 072-16-0-200.00

ADDRESS OF NEW OWNER:
EMILY K. ROSE & DANIEL J. ABRAMS
1523 A WAYNE DRIVE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
SYNOVUS BANK
800 SHADES CREEK PKWY
BIRMINGHAM, AL 35209

202304200029015

EXHIBIT "A"

Land in Davidson County, Tennessee, being **Unit No. B**, of 1523 Wayne Drive Cottages, a Townhouse Planned Unit Development as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for 1523 Wayne Drive Cottages, a Townhouse Planned Unit Development pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq, of record as Instrument No. 20220201-0011492, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being the same property conveyed to Laura B. Heflin and James Weston Heflin, wife and husband Thomas D. Heyse, a married man by Warranty deed from Jason Yeary and Brittany Gearheart, as tenants in common with right of survivorship of record in Instrument No. 20140804-0069585 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on August 04, 2014. (Value of consideration shown in aforementioned deed $210,103.00.)

Being the same property conveyed to Laura B. Heflin and James Weston Heflin, wife and husband, by Quitclaim deed from Laura B. Heflin and James Weston Heflin, Wife and husband, and Thomas D. Heyse, married man, of record in Instrument No. 20150810-0079407 Register's Office for Davidson County, Tennessee, dated August 04, 2015 and recorded on August 10, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being part of the same property conveyed to Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company by Warranty deed from Laura B. Heflin and James Weston Heflin, wife and husband of record in Instrument No. 20210616-0081519 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 16, 2021. (Value of consideration shown in aforementioned deed $445,000.00.)

This is improved property known as: 1523 A Wayne Drive, Nashville, TN 37206.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-17-23.

Affiant Signature

4-19-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY