aren Johnson Davidson County
Batch# 996933 DEEDWARR
04/27/2023 01 21 52 PM 4 pgs
Fees $22 00 Taxes $0 00
20230427-0031124

CONVEYANCE TAX PREVIOUSLY PAID AT INSTRUMENT NO 20230222-012437

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File Number: 8-20238-LV

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00

INSTRUMENT OF CORRECTION OF WARRANTY DEED

WHEREAS, by a Warranty Deed of record in Instrument No 20230222-0012437, Register's Office for Davidson County, Tennessee, 3814 Knight Drive LLC, a Georgia Limited Liability Company, (hereinafter referred to as the "Grantor") conveyed a certain parcel of land in Davidson County, Tennessee, to 3814 Knight Drive, LLC, a Tennessee limited liability company, (hereinafter collectively referred to as the "Grantee"). The said Warranty Deed was executed by the Grantor on February 17, 2023, and then recorded on February 22, 2023 in Instrument No. 20230222-0012437, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, said Warranty Deed contained only a portion of the legal description of the land that was intended to be conveyed, and

WHEREAS, Grantee has requested that the Grantor duly convey all of the property Grantee contracted to purchase, and the Grantor has agreed to do so Furthermore, Zachary Thomas Davis, as the sole Heir at Law of John Carter and sole Devisee under the Last Will and Testament of John Carter (hereinafter referred to collectively with 3814 Knight Drive LLC, a Georgia Limited Liability Company, as "Grantor") joins in this conveyance in order to properly convey all of the real property Grantee agreed to purchase and Grantor agreed to sell as described in that certain Lot/Land Purchase and Sale Agreement (hereinafter referred to as the "Agreement") having an effective date of January 20, 2023.

NOW, THEREFORE, for the purpose of fully conveying all of the real property located at 3814 Knight Drive, Whites Creek, TN 37189, Map/Parcel No 040-00-0-100.00, and being all of the real property Grantor intended to convey and Grantee intended to purchase as provided in the Agreement, and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned 3814 Knight Drive LLC, a Georgia Limited Liability Company and Zachary Thomas Davis, as the sole Heir at Law and Devisee under the Last Will and Testament of John Carter, deceased, have bargained and sold, and by these presents do transfer and convey unto 3814 Knight Drive, LLC, a Tennessee limited liability company, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 12th Civil District of Davidson County, Tennessee, and being more particularly described as follows·

BEGINNING at a point on Knight Road at the southeast corner of the property conveyed to Ollie Susie Pattie by deed from Margaret Rogers Miller and husband, of record in Book 1282, Page 172, Register's Office for Davidson County, Tennessee; thence North 74° 46' West 175.2 feet; thence North 74° 10' West 100 feet, thence North 84° 57' West 201.7

feet; thence South 10° 54' East 140 feet; thence South 3° 11' West 76.3 feet, thence South 6° 40' West 218 feet, thence South 73° 58' East 204 feet, thence South 87° 6' East 79.3 feet; thence South 78° 86' East 361 3 feet to a point on Knight Road, thence North 23° 4' West 372.5 feet to the beginning, containing 5 acres, more or less

Being the same property conveyed to Homer V. Butler, Jr. and wife, Faye W. Butler, and Edward T Bonosconi, Jr and wife, Barbara J Bonosconi, by Installment Deed from Robert O Frensley, unmarried, of record in Book 5329, Page 854, Register's Office for Davidson County, Tennessee, dated August 24, 1978 and recorded on August 25, 1978.

A tract of land in the 12th Civil District of Davidson and being more particularly described according to a survey by Rocky L Montoya, dated August 2, 1979, as follows:

Beginning on the westerly margin of Knight Road, said point being the original southeast boundary of a tract of land conveyed to Homer V Butler, Jr and wife, Faye W. Butler, and Edward T. Bonosconi, Jr and wife, Barbara J Bonosconi, by installment deed from Robert O. Frensley as shown of record in Book 5329, Page 854, Register's Office for Davidson County, Tennessee; thence along the westerly boundary of Knight Road South 25 deg. 13' 46" East 51 4 feet to an iron pin; thence leaving Knight Road South 88 deg. 32' 15" West 350.85 feet to a stake at a fence intersection, thence, along the original boundary line from Frensley to Butler, et al North 80 deg. 25' 48" East 333 43 feet to the point of beginning

Being the same property conveyed to John Carter by Warranty Deed from Homer Butler, Jr. and Faye Butler, Edward Bonosconi and Barbara Bonosconi, recorded June 21, 1987 as book 7277 Page 428. John C Carter has since departed this life on September 29, 2020, leaving a Last Will and Testament duly filed and probated in the Circuit Court of Davidson County, Tennessee (Probate Division) as Docket No 21P1941, wherein Zachary Thomas Davis is serving as Executor of the Estate of John Carter

Being the same property conveyed to Zachary T Davis by Executors Deed from Zachary Thomas Davis, Executor of the Estate of John Carter recorded July 11, 2022, in Instrument No 20220711-0079544.

Being the same property conveyed to 3814 Knight Drive LLC, a Georgia limited liability company by Quit Claim Deed from Zachary T Davis of record as Instrument No. 20220725-0084678 in the Register's Office for Davidson County, Tennessee, dated July 21, 2022 and recorded on July 25, 2022

Less and Except the real property conveyed to RB Matthews and wife, Bessie L. Matthews by Deed of record in Book 3344, Page 493, Register's Office for Davidson County, Tennessee

This is improved property located at: **3814 Knight Drive, Whites Creek, TN 37189.**

Grantor does hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Warranty Deed of record in Instrument No. 20230222-0012437, Register's Office for Davidson County, Tennessee, and the entire contents thereof, as fully and effectively as if the entire instrument were copied herein verbatim and said Warranty Deed is accordingly incorporated herein by reference

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 6th day of April, 2023.

GRANTOR:

3814 Knight Drive LLC, a Georgia Limited Liability Company

By _____
Zachary Davis, Sole Member

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Zachary Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of 3814 Knight Drive LLC, a Georgia Limited Liability Company, and that he is authorized by 3814 Knight Drive LLC, a Georgia Limited Liability Company to execute this instrument on its behalf

WITNESS my hand and seal at office this 6th day of April, 2023

BIDHAN CHANDRA SEN NOTARY EXPIRES GEORGIA July 13, 2025 PUBLIC DEKALB COUNTY

Bidhan Ch. Sen
Notary Public
My Commission expires: 13 July 2025

_____
Zachary Thomas Davis, Sole Heir-at-Law and Devisee under the Last Will and Testament of John Carter, deceased

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Zachary Thomas Davis, being the sole Heir-at-Law and Devisee under the Last Will and Testament of John Carter, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand this 6th day of April, 2023

BIDHAN CHANDRA SEN NOTARY EXPIRES GEORGIA July 13, 2025 PUBLIC DEKALB COUNTY

Bidhan Ch. Sen
Notary Public
My Commission Expires: 13 July 2025

GRANTEE:

3814 Knight Drive LLC, a Tennessee limited liability company

By _____
Carol A Ritchie, Authorized Agent

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carol A. Ritchie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Agent of 3814 Knight Drive, LLC, a Tennessee limited liability company, and that she is authorized by 3814 Knight Drive, LLC, a Tennessee limited liability company to execute this instrument on its behalf

WITNESS my hand and seal at office this 26th day of April, 2023.

_____
Notary Public
My Commission expires. July 5, 2024

CHANTAL SAMLAL
MY COMMISSION # HH 014061
EXPIRES. July 5, 2024
Bonded Thru Notary Public Underwriters