Karen Johnson Davidson County
Batch# 1013739 DEEDWARR
06/09/2023 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230609-0044121

CORRECTION DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
10/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LSP, LLC	New Owner	
(NAME)	(NAME)	
1109 Lillian Street	2125 8th Ave. S.	083-13-0-127
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged**, we Billy H. Meeks and Anna Lisa Meeks, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **LSP, LLC**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 107 feet of Lot No. 93 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 93 fronts 50 feet on the North side of Lillian Street and runs back between parallel lines 107 feet to a dead line.

Being the same property conveyed to Howard G. Nokes by Warranty Deed from Eddie D. Chrisman and wife, Faye Chrisman, dated 12/15/1973, of record in Book 4773, Page 879, Register's Office for Davidson County, Tennessee.

The said Howard G. Nokes died intestate on 02/08/1981, leaving the said in equal one-third shares in his surviving spouse, Mary E. Nokes, his surviving daughter, Mary E. Fox, and his surviving son, Thomas Howard Nokes, as his/her sole heirs at law as evidenced in Affidavit of Heirship being recorded in Book 8050, Page 191 , Register's Office for Wilson County, Tennessee

Being the same property conveyed to Billy H. Meeks and wife, Anna Lisa Meeks by Warranty Deed from Mary Fox and Husband Leo Fox, and Thomas Howard Nokes, and Wife, Tammy B. Nokes, dated 03/06/1996, of record in Book 9972, Page 468, Register's Office for Davidson County, Tennessee.

This correction deed is executed and recorded for the purpose of correcting the Grantee Name and the Legal Description. The previously recorded Warranty Deed recorded 8/25/2022 in Instrument Number 20220825-0095903, Register's Office for Davidson County, Tennessee from Billy H. Meeks and wife, Anna Lisa Meeks erroneously conveyed the property to Lillian Street Properties, LLC. The correct Grantee Name is LSP, LLC. The legal description contained in the said Warranty Deed of record in Instrument Number 20220825-0095903, said Register's Office, is incorrect in that it reads as follows: Land in Davidson County, Tennessee, Being the Northerly 106 feet of Lot No. 93 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in Register's Office, Davidson County Tennessee, to which plat reference is hereby made for a more complete description of said property. This Deed of Correction is hereby executed and recorded to reflect the correct legal description as it reads above and describes the property which all the parties intended to be conveyed from Grantor to the Grantee, all as corrected herein.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1109 Lillian Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 2nd of June, 2023.

Billy H. Meeks

Billy H. Meeks

Anna Lisa Meeks

Anna Lisa Meeks

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy H. Meeks and Anna Lisa Meeks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of June, ~~2022.~~ 2023 AD

Lissa Groom

Notary Public:
My Commission Expires: 7-16-2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202306090044121

Effective the 7th day of June, 2023.

LSP, LLC

Margaret Means, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Margaret Means with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Authorized Agent the within named bargainor, a Tennessee Limited Liability Company, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Margaret Means, as such Authorized Agent.

Witness my hand and Official seal this 7 day of June, 2023.

Notary Public:
My Commission Expires: _____

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
08/05/2025
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

I, Logan Bell, 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 6-7-22 (date of document).

Affiant Signature

Date 6/9/23

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

