Karen Johnson Davidson County
Batch# 1025374 AFFIDAVIT
07/12/2023 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230712-0053458

THIS INSTRUMENT PREPARED BY:
RICHARD W. SEBASTIAN, ATTORNEY
ORTALE KELLEY LAW FIRM
330 COMMERCE STREET, SUITE 110
NASHVILLE, TN 37201
File No. 36148

INSTRUMENT OF CORRECTION TO WARRANTY DEED

WHEREAS, Richard W. Sebastian, (hereinafter **"Affiant"**) prepared a Warranty Deed dated June 28, 2023, recorded June 29, 2023 as **Instrument No. 20230629-0049667** in the Register's Office for Davidson County, Tennessee, from **Regent Homes, LLC,** a Tennessee limited liability company, **"Grantor"**, conveying property located at **1026 Stoneleigh Lane #101, Nolensville, TN 37135** (the **"Property"**) to **Janice Sayre**, a single person, **"Grantee"**;

WHEREAS, through inadvertence and error, the legal description contained in said Warranty Deed was incorrect; and

NOW THEREFORE, in order to correct said error and inadvertence, the undersigned Affiant hereby executes this Instrument of Correction to Warranty Deed for the sole purpose of correcting the legal description contained in the Original Warranty Deed of record as **Instrument No. 20230629-0049667** in the Register's Office for Davidson County, Tennessee. The corrected legal description is attached hereto as Exhibit "A" and shall substitute and replace the incorrect legal description as contained in said Original Warranty Deed.

Affiant hereby acknowledges that all the terms and provisions of said Original Warranty Deed are valid and in full force and effect and that this Instrument of Correction is being recorded for the sole purpose of correcting the legal description of the Property.

Executed at Nashville, Tennessee, this the 12 day of July, 2023.

Richard W. Sebastian – Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written.

SR

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 5, 2025

SUSANNAH L. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 101, Building 387, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farms Stacked Flats, a Condominium Development, of record as Instrument No. 20180917-0092013, as amended in Instrument No. 20211213-0164890 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; said Unit being depicted on Exhibit "2" of the Tenth Supplement to the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats (Annexing Building 387), of record as Instrument No. 20211213-0164890 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No. 20201124-0137705 in the Register's Office for Davidson County Tennessee, dated November 10, 2020 and recorded on November 24, 2020.

Tennessee Certification of Electronic Document

I, Cheryl A. Dillon, 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 July 12, 2023.

Affiant Signature

7/12/2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 12th day of July, 2023.

Notary's Signature

My Commission Expires: May 5, 2025

(*SEAL*)

