This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Ave., N.
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1032733 DEEDWARR
07/31/2023 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230731-0058933

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20211208-0162792, Register's Office for Davidson County, Tennessee, **HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **JD INVESTORS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY** ("Grantee").

WHEREAS, by inadvertence and mutual mistake, said deed contains an erroneous legal description of the property intended to be conveyed which was described as follows:

"Land in Davidson County, Tennessee, being Unit A of The Plan of 69 Donelson Street, Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of record as Instrument Number 20211001-0132531, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20211001-0132531, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Warranty Deed dated October 23, 2020, Josua Tidwell and Rachel Tidwell, husband ~~and wife, of record in Instrument No. 20201214-0146243, Register's Office for Davidson~~ County, Tennessee."

WHEREAS, the Grantee and Grantor have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantee, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

"Land in Davidson County, Tennessee, being Unit B of The Plan of 69 Donelson Street, Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of record as Instrument Number 20211001-0132531, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20211001-0132531, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Warranty Deed dated October 23, 2020, Josua Tidwell and Rachel Tidwell, husband and wife, of record in Instrument No. 20201214-0146243, Register's Office for Davidson County, Tennessee."

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantee, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in ~~Book _____, Page _____~~ Register's Office for said County. Instrument NO 20211008-0116292

IN WITNESS THEREOF the parties have executed this instrument as of this 26th of July, 2023.

GRANTOR:

Juan Daniel Castro H.

JD INVESTORS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY

By: Juan Daniel Castro Hernandez

Its: Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Juan Daniel Castro Hernandez, authorized agent for JD Investors, LLC, a Tennessee limited liability company, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), being authorized to do so executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 26th day of July, 2023.

Tammy Shattuck
Notary Public

My commission expires: 5/20/26

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

GRANTEE:

HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILTY COMPANY

By: Akram Rohz

Its: Managing Member

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Akram Rohz, authorized agent for HOMEOFCAPITAL, LLC, a Tennessee limited liability company, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), being authorized to do so executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 26th day of July, 2023.

Notary Public

My commission expires: 5-15-24

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee - Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2023.

My commission expires: 5/20/26

Notary Public

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PROPERTY OWNER(S) FOR 69B Donelson Street, Nashville, Tennessee 37210
MAP & PARCEL: 093-16-0J-002.00:

SD Investors, LLC
109 Broadview St.
Chapel Hill, TN 37034

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 26, 2023 (date of document).

Regina Sullo
Affiant Signature

7/26/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 31st day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL



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