Karen Johnson Davidson County
Batch# 1037107 DEEDWARR
08/10/2023 02:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230810-0062159

STATE OF TENNESSEE)
COUNTY OF Williamson)
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0.00

Map/Parcel: 09116008000

Address of New Owner:
4511 Elkins, LLC
4501 Nebraska Ave.
Nashville, TN 37209-4761

Send Tax Notices To:
New Owner

AFFIANT
Sworn and subscribed before me this 8 day of August, 2023.

NOTARY PUBLIC

My commission expires: 6-22-2026

HOPE HEADDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires June 22, 2026

DEED OF CORRECTION

WHEREAS, by Warranty Deed, of record in Instrument No. 20210511-0063085, Register's Office for Davidson County, Tennessee, James R. Peatman and wife, Vivica T. Peatman, hereinafter referred to as "GRANTORS," deeded and conveyed a certain parcel of real property in Davidson County, Tennessee to 4511 Elkins Avenue, LLC, a Tennessee limited liability company, hereinafter referred to as "GRANTEE"; and

WHEREAS, by inadvertence and mutual mistake, the name of the Grantee was written incorrectly on the Deed. The erroneous name of the Grantee contained in the Warranty Deed was as follows:

4511 Elkins Avenue, LLC, a Tennessee limited liability company; and

WHEREAS, the name of the Grantee is in error and does not accurately describe the name of the Grantee entity; and

WHEREAS, GRANTORS and GRANTEE have agreed to correct said errors.

NOW THEREFORE, the said GRANTORS, 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 irrevocably grant, convey, bargain, transfer, set over and sell unto 4511 Elkins, LLC, a Tennessee limited liability company, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 412 and the westerly 10 feet of Lot No. 410 of Block 19 on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 412 and westerly part of Lot No. 410 front together 70 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue, and run back between parallel lines, with the easterly margin of 46th Avenue North, 100 feet to an alley.

Being the same property conveyed to James R. Peatman and wife, Vivica T. Peatman, by Warranty Deed from Elmer M. Sullivan, an unmarried person, of record in Instrument No. 20030205-0016161 Register's Office for Davidson County, Tennessee, dated January 30, 2003 and recorded on February 05, 2003.

This conveyance is made subject to: (1) Taxes which have been prorated; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: 4511 Elkins Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to said GRANTEE, **4511 Elkins, LLC, a Tennessee limited liability company,** their heirs and assigns, forever; GRANTORS and GRANTEE do further covenant with said GRANTEE, **4511 Elkins, LLC, a Tennessee limited liability company,** that GRANTORS are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said **4511 Elkins, LLC, a Tennessee limited liability company,** their successors, representatives and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28 day of December, 2023.

GRANTORS:

James R Peatman

James R. Peatman

Vivica T. Peatman

[NOTARY SECTION TO FOLLOW]

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 **James R. Peatman and Vivica T. Peatman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument on for the purposes therein contained.

Witness my hand and official seal this 28 day of December, 2023.

Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Witness my/our hand(s) this the 8 day of August, 2023.

GRANTEE

4511 Elkins, LLC
a Tennessee limited liability company

By: Erin Tolbert
Erin Tolbert
Member

By: George Alexander Tolbert
George Alexander Tolbert
Member

HOPE HEADDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
June 22, 2026

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erin Tolbert and George Alexander Tolbert, as Members for 4511 Elkins, LLC, a Tennessee limited liability company,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of **4511 Elkins, LLC, a Tennessee limited liability company**, the within-named bargainor, and that they, as such **Members**, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as **Members.**

Witness my hand and official seal this 8 day of August, 2023.

Notary Public

My Commission Expires: 6-22-2026

This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, TN 37203

Tennessee Certification of Electronic Document

I, Katie Camargo, 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 8/8/23 (date of document).

Affiant Signature

8/10/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/23/2023

NOTARY'S SEAL

