THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Chapman & Rosenthal Title, Inc. **10 Burton Hills Blvd Suite 130** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2023 Notary Public My Commission Expires: 5-7-2024
Karen Johnson Davidson County Batch# 1039213 DEEDWARR 08/16/2023 01:54:30 PM 6 pgs Fees: $32.00 Taxes: $0.00 20230816-0063925	

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

DEED OF CORRECTION

WARRANTY DEED

Address New Owner: Adam Visbeen 2407A 14th Avenue North Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: 081 03 1W 002.00

WHEREAS, a Warranty Deed conveying the within described property from **Richard C. Pendergrast** to **Adam James Visbeen,** has previously been executed and put of record in **Instrument No. 20220729-0086374,** Register's Office of Davidson County, TN.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2407 14th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2407 14th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20210507-0061650, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

WHEREAS, the legal description in said Warranty Deed stated Unit No. A and should have stated Unit No. B.

WHEREAS, property address 2407A 14th Avenue N Nashville, TN 37208 is Unit B of 2407 14th Avenue North, a Horizontal Property Regime with Private Elements.

WHEREAS, Richard C. Pendergrast, (hereinafter referred to as "Pendergrast"); and Adam James Visbeen (hereinafter referred to as "Visbeen"); have agreed to correct said error; and for Visbeen to convey the above-described unit back to Pendergrast and for Pendergrast to convey the correct unit to Visbeen;

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Adam James Visbeen, unmarried** has bargained and sold, and by these presents does transfer and convey unto **Richard C. Pendergrast**, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 081 03 1W 001.00 described as follows to-wit:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2407 14th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2407 14th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20210507-0061650, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being the same property conveyed to Adam James Visbeen by Warranty Deed of record in Instrument No. 20220729-0086374, Register's Office of Davidson County, TN and subject to those matters expressly stated in said deed.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Richard C. Pendergrast** has bargained and sold, and by these presents does transfer and convey unto **Adam James Visbeen**, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 081 03 1W 002.00 described as follows to-wit:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2407 14th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2407 14th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20210507-0061650, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Richard C. Pendergrast, by Warranty Deed from Carolyn Armstrong Jennings, single, of record in Instrument No. 20210202-0015023, in the Register's Office of Davidson County, Tennessee, dated January 28, 2021 and recorded on February 2, 2021.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantor does hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20220729-0086374, Register's Office for said County.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Pages to Follow]

IN WITNESS WHEREOF, the parties have executed this instrument on this 16 day of Aug, 2023.

Adam James Visbeen

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, personally appeared, **Adam James Visbeen**, the within named bargainors, to me known (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 office, this 16th day of August, 2023

Notary Public

My commission expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

IN WITNESS WHEREOF, the parties have executed this instrument on this 15 day of August, 2023.

Richard C. Pendergrast

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, personally appeared, **Richard C. Pendergrast**, the within named bargainors, to me known (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 office, this 15 day of August, 2023

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My commission expires: _____

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8-16-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8-16-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th **day of** August **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM