Karen Johnson Davidson County
Batch# 1039497 DEEDWARRSP
08/17/2023 12:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230817-0064308

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me this 17 day of August 2023.

NOTARY PUBLIC
Commission Expires: 1-31-26

ADDRESS OF NEW OWNER:
Wanda J. Duke, as trustee of the
Wanda J. Duke Revocable Trust
dated December 20, 2017
188 Stonegate Drive
Santa Rosa Beach, FL 32459

SEND TAX BILLS TO:
Owner

Map/Parcel 104-02-2-M-008.00CO

INSTRUMENT OF CORRECTION OF WARRANTY DEED

WHEREAS, Parthenon Holdings DE LLC, a Delaware limited liability company conveyed to Wanda J. Duke, as Trustee of the Wanda J. Duke Revocable Trust dated December 20, 2017 certain real estate located in Davidson County Tennessee the same of which appears of record at Instrument No. 20230801-0059374, Register's Office for Davidson County, Tennessee; and

WHEREAS, the description of the real estate conveyed was in error as it failed to reference the correct Unit No. that was intended to be conveyed; and

WHEREAS, by their signatures hereto, the Grantor desires to correct the Special Warranty Deed of record at Instrument No. 20230801-0059374, Register's Office for Davidson County, Tennessee to correct the legal description contained on the Special Warranty Deed by replacing the legal description contained therein with the complete and intended legal description as follows effective with the original date of transfer:

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Parthenon Holdings DE LLC, a Delaware limited liability company ("Grantor")** hereby conveys all of is right title and interest in and to the hereinafter described property to **Wanda J. Duke, as trustee of the Wanda J. Duke Revocable Trust dated December 20, 2017** ("**Grantee**") its successors and assigns. Said property conveyed herein is described as follows:

See Exhibit A

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said

land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons. 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.

Witness our hand this 17 day of August 2023.

GRANTOR:

Parthenon Holdings DE LLC

By: Donald R. Barrett, Jr.
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence) and who further proved himself to be an Authorized Agent of Parthenon Holdings DE LLC, a Delaware limited liability company, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17 day of August 2023.

Notary Public

My Commission Expires: 1-21-24

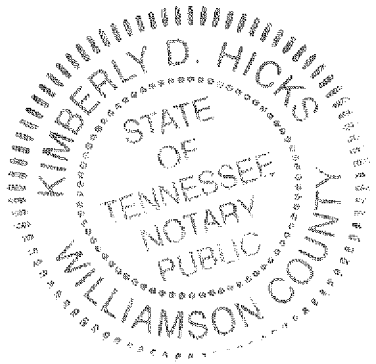


EXHIBIT A

Located in Davidson County, Tennessee, being Unit No. 8, on the ODYSSEY CONDOMINIUM PLAT, filed as Exhibit to and established by Declaration for ODYSSEY CONDOMINIUM, of record in Instrument No. 20211220-0167912, as amended in Instrument No. 20220823-0095308, and Instrument No. 20230322-0020648, as corrected in Instrument No. 20230616-0046166, and Instrument No. 20230515-0035857, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Parthenon Investments, LLC a Tennessee limited liability company by Quitclaim Deed dated 06/06/2019 from St. Joseph Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20190610-0055299, Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to Parthenon Investments, LLC a Tennessee limited liability company by Warranty Deed dated 06/07/2019 from Mildred Hudgins Realty, LLC, Tennessee limited liability company and Leigh-Land Stables, LLC, Tennessee limited liability company of record in Instrument No. 20190610-0055300, Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to Parthenon Investments, LLC a Tennessee limited liability company by Warranty Deed dated 07/11/2019 from Alan D. Adams, Inc., a Tennessee corporation of record in Instrument No. 20190712-0068271, Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to Parthenon Investments, LLC a Tennessee limited liability company by Warranty Deed dated 07/11/2019 and of record in Instrument No. 20190715-0068584 and by Quitclaim Deed dated 07/09/2019 from the Ginsberg Family Partnership, L.P., a Tennessee limited partnership of record in Instrument No. 20190715-0068585, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Parthenon Holdings DE LLC, a Delaware limited liability company by Quitclaim Deed dated 06/28/2021 from Parthenon Investments, LLC a Tennessee limited liability company of record in Instrument No. 20210701-0089554, as corrected in Instrument No. 20221216-0130303, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 17 day of August, 2023

K. Thomas Sidwell
Date: 8-17-2023

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 17 day of August, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

