Karen Johnson Davidson County
Batch# 1042470 DEEDWARR
08/24/2023 03:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230824-0066399

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

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20220118-0006635, Register's Office for Davidson County, Tennessee, **Robert Byron McEwen, married,** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **WCP SFR Properties, LLC, a Delaware entity** ("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:

"THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

SAID BEING LOT NO. 30 ON THE PLAN OF ASHTON'S SUBDIVISION OF THE L.M. LEWIS FARMIN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 421, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 30 FRONTS 100 FEET ON THE WESTERLY SIDE OF ASHTON AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT BYRON MCEWEN III, MARRIED, BY QUITCLAIM DEED FROM RUBY J. BROWN-BATTLE, NOT MARRIED, RECORDED ON SEPTEMBER 5, 2017, OF RECORD IN INSTRUMENT NO. 20170905-0091199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1903 ASHTON AVE., NASHVILLE, TN 37218."

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 LOT NO. 1 ON THE PLAN OF FINAL PLAT, RE-SUBDIVISION OF LOT NO. 30 ON THE PLAN OF ASHTON'S SUBDIVISION OF THE L.M. LEWIS FARM, OF RECORD IN PLAT AT INSTRUMENT NO. 20190729-0074548, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT BYRON MCEWEN III, MARRIED, BY QUITCLAIM DEED FROM RUBY J. BROWN-BATTLE, NOT MARRIED, OFRECORD IN INSTRUMENT NO. 20170905-0091199, REGISTER'S

OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 1, 2017, AND RECORDED ON SEPTEMBER 5, 2017.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RUBY JEAN BROWN-BATTLE BY QUITCLAIM DEED FROM DON BATTLE, OF RECORD IN INSTRUMENT NO. 20141126-0109056, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 1, 2014, AND RECORDED ON NOVEMBER 26, 2014.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DON BATTLE BY WARRANTY DEED FROM HOLLIS BINKLEY AND WIFE, GRACE LEE BINKLEY, OF RECORD JN BOOK 10453, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 12, 1997, AND RECORDED ON MAY 14, 1997.

THIS IS IMPROVED PROPERTY KNOWN AS 1903 ASHTON AVE., NASHVILLE, TN 37218."

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 Instrument No. 20220118-0006635, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 24 of August, 2023.

GRANTOR:

Robert Byron McEwen, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **Robert Byron McEwen, III**, 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 24 day of August, 2023.

Notary Public

My commission expires: 3/3/25

DELANA LOWDORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTEE:

WCP SFR Properties, LLC, a Delaware entity

By: _____

Its: Howard Fife
Vice President

STATE OF CONNECTICUT
COUNTY OF Fairfield

Personally appeared before me, Howard Fife, authorized agent for **WCP SFR Properties, LLC**, a Delaware entity, 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 23rd day of August, 2023.

Margaret Ficano
Notary Public

MARGARET FICANO
Notary Public, State of Connecticut
My Commission Expires July 31, 2025

My commission expires: 7-31-25

STATE OF TN - 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 24 day of Aug, 2023.

My commission expires:

Notary Public

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

PROPERTY OWNER(S) FOR WCP SFR PROPERTIES, LLC, a Delaware entity
MAP & PARCEL: 069 16 122.00:

318 First Ave South
Suite 310
Seattle, WA 98104

Tax bills to New Owner:
318 First Ave South
Suite 310
Seattle, WA 98104

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 AUG 24, 2023 (date of document).

Regina Sullo
Affiant Signature

8/24/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 24 day of AUGUST, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202308240066399