Karen Johnson Davidson County
Batch# 1044214 DEEDWARR
08/30/2023 10 20 34 AM 2 pgs
Fees $12 00 Taxes $0 00
20230830-0067927

This Instrument Was Prepared By:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

DEED OF CORRECTION

WHEREAS, by a Warranty Deed of record in Instrument No. 20230608-0043573, Register's Office for Davidson County, Tennessee, 102 Richmond, LLC, a Tennessee LLC ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Marcos Valles and Malissa Brennan Malissa Regine Brennan and Marcos Valles and Malissa Regine Brennan ("Grantee");

WHEREAS, said Warranty Deed contained an error in the name of the Grantee of the real estate intended to be conveyed which was therein stated as follows:

Grantee: Marcos Valles and Malissa Brennan Malissa Regine Brennan and Marcos Valles and Malissa Regine Brennan

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, 102 Richmond, LLC, a Tennessee LLC, for the purpose of correcting said error and in consideration of the sum of No/100 ($00.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantee Malissa Regine Brennan, unmarried woman, a certain tract of land in Davidson County, Tennessee, previously described in Instrument No. 20230608-0043573. The Grantee's name now reads as follows :

MALISSA REGINE BRENNAN, UNMARRIED WOMAN

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20230608-0043573, Register Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said party hereto have hereunto set her signature on this 29th day of Augst, 2023.

102 Richmond, LLC
A Tennessee limited liability company

By: Dylan Potter, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Dylan Potter, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of 102 Richmond, LLC, the within named bargainor, a limited liability company, and that he as Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

WITNESS my hand, at office, this 29 day of August, 2023.

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Exp: 4/27/2025

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 29 day of August, 2023.

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 4/27/2025