Karen Johnson Davidson County
Batch# 1046345 DEEDQC
09/05/2023 02:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230905-0069523

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2023

Notary Public
My Commisison Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

This Instrument Prepared By:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125, Franklin, 37067
Phone (615) 790-3156
File No. 2021-2014

Map and Parcel 082-03-0-134.00– 911 North 2nd Street

DEED OF CORRECTION

This deed, made and entered into this 31st day of August, 2023, by and between Skyview Property Group, LLC, a Tennessee Limited Liability Company, party of the first part, and Jeremy Pewitt and Mica Pewitt, party of the second part to correct a Quitclaim Deed herein referenced below that contained errors in the signature lines and in the notary acknowledgment;

WITNESSETH:

That whereas, said party of the first part heretofore executed to party of the second part a certain Quitclaim Deed recorded on November 15, 2021, in Instrument No. 20211115-0151394, Register's Office of Davidson County, Tennessee; and whereas by mutual mistake said quitclaim deed contained an error in the signature lines and in the notary acknowledgement and whereas, party of the second part has requested said party of the first part to correct said error and said party of the first part have agreed so to do; and whereas, the correct signature lines and notary acknowledgement in said former quitclaim deed is hereinafter set out as the signatures and acknowledgement applied to this Deed of Correction.

Now, therefore said party of the first part, for the purpose of correcting said error and in consideration of the sum of One Dollar ($1.00), to them in hand paid, has bargained and sold and by these presents do bargain, sell, and convey unto said party of the second part and their heirs and assigns a certain tract or parcel of land lying and being in Davidson County, Tennessee, and more particularly described as follows:

(Quitclaim Deed in Instrument No. 20211115-0151394, said Register's Office)

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Benedict Land Company's Subdivision of the Lindsey Tract of record in Plat Book 332, Page 40, 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 the same property conveyed to Skyview Property Group, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200623-0067264 Register's Office for Davidson County, Tennessee, dated June 17, 2020 and recorded on June 23, 2020. (Value of consideration shown in aforementioned deed $203,000.00.)

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said party of the first part, his/her/their/its heirs, successors or assigns, forever.

AND Party of the first part covenants with the said Jeremy Pewitt and Mica Pewitt, that the party of the first part at the time of conveyance were lawfully seized and possessed of said land, in fee simple, had a good right to convey it, and that is unencumbered, except as to all matters appearing of public record.

AND Party of the first part further covenant and bind themselves, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Jeremy Pewitt and Mica Pewitt, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whosoever who joins in execution of this instrument to consent to and accept this corrective instrument.

Witness our signatures on this the 31 day of August, 2023.

Original Grantor

Skyview Property Group, LLC

By: _____
Jeremy Pewitt
Title: Member

By: _____
Mica Pewitt
Title: Member

Original Grantees

By: _____
Jeremy Pewitt

By: _____
Mica Pewitt

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Pewitt and Mica Pewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be all the members of **Skyview Property Group, LLC**, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of **Skyview Property Group, LLC**, for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of August, 2023.

Angela E. Hendricks
Notary Public

My commission expires: 03-23-2024

ANGELA E. HENDRICKS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP5468
My Commission Expires Mar 23, 2024

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jeremy Pewitt and Mica Pewitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of August, 2023

Angela E. Hendricks
Notary Public

My commission expires: 03-23-2024

ANGELA E. HENDRICKS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP5468
My Commission Expires Mar 23, 2024

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 31, 2023**.

Date

D Hardwick

Affiant Signature

September 5, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026