Box 36

Karen Johnson Davidson County
Batch# 1048467 DEEDWARR
09/11/2023 12:05:20 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230911-0071050

This Instrument Was Prepared By:
Richard W. Sebastian
Ortale Kelley
330 Commerce Street, Suite 110
Nashville, TN 37201

New Owner is:	Send Tax Bills To:	Map and Parcel
Rick R. Blackburn and Karen Blackburn 122 38th Ave. N Nashville, TN 37209	NEW OWNERS	104-01-0-299.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS

Affiant

Subscribed and sworn to before me this 5th day of September, 2023.

Notary Public

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 07, 2024

My commission expires: _____

INSTRUMENT OF CORRECTION

WHEREAS, by a Warranty Deed (hereinafter "Deed") of record in Instrument No. 20221005-0109799, Register's Office for Davidson County, Tennessee, Liberty Pike Partners ("Grantor") conveyed certain land in Davidson County, Tennessee, to Blackburn Family LP II ("Grantee"); and

WHEREAS, by inadvertence and mutual mistake, said Deed contained an error in Grantee's name. The Grantee's name should have been Rick R. Blackburn and wife, Karen Blackburn and not Blackburn Family LP II; and

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

WHEREAS, Blackburn family LP II enters into this Instrument of Correction in order to convey any and all right, title and interest into the property due to the error to Rick R. Blackburn and wife, Karen Blackburn; and

NOW, THEREFORE, the Grantor, Liberty Pike Partners, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the

receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantee, Rick R. Blackburn and wife, Karen S. Blackburn, their heirs and/or assigns, certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, 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 Tyler Leigh Riggins by Warranty Deed from Angela B. Foster, a single woman, and Janice Renee Mackin, a single woman, by and through Angela B. Foster, Attorney in Fact of record in Instrument No. 20030718-0101098 Register's Office for Davidson County, Tennessee, dated July 17, 2003 and recorded on July 18, 2003.

Being the same property conveyed to Dowd Development and Design, LLC, a Tennessee limited liability company by General Warranty Deed from Tyler Leigh Riggins of record in Instrument No. 20210108-0004208 Register's Office for Davidson County, Tennessee, dated January 07, 2021 and recorded on January 08, 2021.

Being the same property conveyed to Liberty Pike Partners by Quitclaim Deed from Dowd Development and Design, LLC of record in Instrument No. 20210514-0065501 Register's Office for Davidson County, Tennessee, dated May 12, 2021 and recorded on May 14, 2021.

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/or 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. 20221005-0109799, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect Grantee' name, 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, said parties hereto have hereunto set their signatures on this the 5th day of September, 2023.

GRANTOR:

Liberty Pike Partners

By:_____
Name: Keith Dowd
Title: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Keith Dowd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of Liberty Pike Partners, the within named bargainor, a partnership, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand this 5th day of September, 2023.

_____
Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

INCORRECT GRANTEE:

Blackburn Family LP II:

By: Rick Blackburn
Rick Blackburn, General Partner

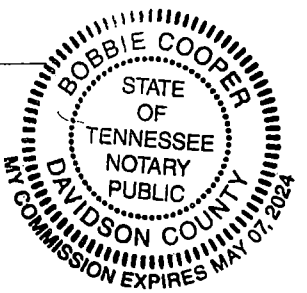
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Rick Blackburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the General Partner of Blackburn Family LP II, the within named bargainor, and that he as such General Partner of the limited partnership executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand this 5th day of September, 2023.

Notary Public

My Commission Expires: _____



CORRECT GRANTEE:

Rick R. Blackburn

Rick R. Blackburn

Karen S Blackburn

Karen S. Blackburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Rick R. Blackburn and Karen S. Blackburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand this 5th day of September, 2023.

Bobbie Cooper

Notary Public

My Commission Expires:

