Karen Johnson Davidson County
Batch# 1051232 DEEDWARRSP
09/18/2023 02:08:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230918-0073158

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

New Owner is:	**Send Tax Bills To:**	**Map and Parcel**
Charles Phillip London	CrossCountry Mortgage, LLC	160-16-0D-112.00CO
112 Shadow Springs Drive	2160 Superior Avenue	
Brentwood, TN 37027	Cleveland, OH 44144	

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 18 day of September, 2023.

Notary Public

My commission expires: 6-6-27

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

DEED OF CORRECTION

WHEREAS, a Special Warranty Deed conveying the within described property from **Vastland Northcrest Development, LLC, a Tennessee limited liability company**, to **Charles Phillip London, a single man,** has previously been executed and put of record in Instrument No. **20230905-0069203**, Register's Office of **Davidson** County, Tennessee.

WHEREAS, the said Special Warranty Deed was deficient and contained an incorrect Unit No. in the legal description;

WHEREAS, the above said Special Warranty Deed inadvertently referenced Unit 116 instead of describing Unit 112;

WHEREAS, it being the intention of all parties that Unit 112 was to be conveyed at that time and the parties now execute this Deed of Correction to properly complete the conveyance of Unit 112.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged and hereby correct and replace the legal description of the property conveyed in the above referenced Special Warranty Deed, **Vastland Northcrest Development, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Phillip London, a single man**, hereinafter referred to as Grantee, thier heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, Map & Parcel No. 160-16-0D-112.00CO, described as follows to-wit:

> Land in Davidson County, Tennessee, being Unit No. 112, Shadow Springs, as shown in the Declaration of Covenants, Conditions and Restrictions for Shadow Springs of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions, as shown in Instrument Number 20210525-0070971, as amended in Instrument Number 20211015-0138902, 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 Vastland Northcrest Development, LLC, a Tennessee limited liability company by Warranty deed from Pamela Himebaugh of record in Instrument No. 20210127-0012098 Register's Office for Davidson County, Tennessee, dated January 22, 2021 and recorded on January 27, 2021.

Being a portion of the same property conveyed to Vastland Northcrest Development, LLC by Quitclaim deed from Vastland Northcrest Development, LLC of record in Instrument No. 20210311-0031906 Register's Office for Davidson County, Tennessee, dated March 9, 2021 and recorded on March 11, 2021.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 13th day of September, 2023.

GRANTOR:
Vastland Northcrest Development, LLC

BY: _____
Mack H. McClung
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK H. MCCLUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of VASTLAND NORTHCREST DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of September, 2023.

_____
Notary Public
My Commission Expires: 03/09/2027
(SEAL)

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

GRANTEE:

_____
Charles Phillip London

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18 of September, 2023.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM