Map/Parcel:
091-08-1A-012.00 CO

Address of New Owner:
Monarch Nations, LLC
402 Treemont Dr
Clarksville, TN 37043

Send Tax Notices To:
New Owner

Karen Johnson Davidson County
Batch# 1055551 DEEDWARR
09/29/2023 11 22 48 AM 4 pgs
Fees. $22 00 Taxes. $0.00
20230929-0076623

This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Ave., Suite 540
Nashville, TN 37203

DEED OF CORRECTION

WHEREAS, by Warranty Deed, of record in Instrument No. 20230421-0029478, Register's Office for Davidson County, Tennessee, Todd Fishbein, as CEO for Red Seal Development Corp., an Illinois corporation, Manager of RSD 44th Avenue, LLC, a Tennessee limited liability company, hereinafter referred to as "GRANTOR," deeded and conveyed a certain parcel of real property in Davidson County, Tennessee to Monarch Nations, LLC, hereinafter referred to as "GRANTEE"; and

WHEREAS, by inadvertence and mutual mistake, the incorrect legal description was used in the Warranty Deed. The erroneous legal description contained in the Warranty Deed was as follows:

> Land in Davidson County, Tennessee, being Unit No. 6 on the plan of 44 Tenn, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 44 TEnn, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210611-0079225 and Instrument No. 20210611-0079226, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being a portion of the same property conveyed to RSD 44TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SUDEKUM CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20180719-0070490 and Instrument No. 20180719-0070491, dated July 18, 2018, said Register's Office. For further reference see see Quitclaim Deed and Instrument of Consolidation of record in Instrument No. 20210611-0079224, said Register's Office.

WHEREAS, the legal description is in error and does not accurately describe the property the GRANTORS intended to convey; and

WHEREAS, GRANTOR and GRANTEE 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, has bargained and sold and by these presents does irrevocably grant, convey, bargain, transfer, set over and sell unto Monarch Nations

LLC, a Tennessee limited liability company, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Land in Davidson County, Tennessee, being Unit No. 12 on the plan of 44 Tenn, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 44 TENN, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210611-0079225 and Instrument No. 20210611-0079226, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being a portion of the same property conveyed to RSD 44TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SUDEKUM CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180719-0070490 and Instrument No. 20180719-0070491, dated July 18, 2018, said Register's Office. For further reference see Quitclaim Deed and Instrument of Consolidation of record in Instrument No. 20210611-0079224, said Register's Office.

This conveyance is made subject to: (1) Taxes which have been prorated; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: 1011 44th Avenue North, #6, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to said GRANTEES, **Monarch Nations LLC, a Tennessee limited liability company,** their heirs and assigns, forever; GRANTOR and GRANTEE do further covenant with said GRANTEE, **Monarch Nations LLC, a Tennessee limited liability company,** that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said **Monarch Nations LLC, a Tennessee limited liability company,** their successors, representatives and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGES TO FOLLOW]

Witness my/our hand(s) this the 6 day of September, 2023.

GRANTOR:

RSD 44th AVENUE, LLC, a Tennessee limited liability company

By: Red Seal Development Corp., an Illinois corporation
Its: Manager

By: _____
Brian Hoffman
Its: President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Brian Hoffman,** 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 President of Red Seal Development Corp , an Illinois corporation, Manager of RSD 44th AVENUE, LLC, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing as President on behalf of Red Seal Development Corp., Manager of RSD 44th AVENUE, LLC.

Witness my hand and official seal this 6 day of September, 2023.

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_____
Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Witness my/our hand(s) this the 28 day of Sept, 2023.

GRANTEE:

Monarch Nations LLC
a Tennessee limited liability company

By: D. S. Shah
Dilip Shah, Authorized Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Dilip Shah,** 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 Authorized Member of Monarch Nations LLC, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing as Authorized Agent.

Witness my hand and official seal this 28 day of Sept, 2023.

Notary Public

My Commission Expires: Jan 8 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0 00

AFFIANT
Sworn and subscribed before me this 28 day of Sept, 2023

NOTARY PUBLIC

My commission expires Jan 8 2024

R. L MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON