This Instrument Prepared By
Bankers Title & Escrow Corp
5107 Maryland Way, Ste 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1058995 DEEDWARR
10/09/2023 11 30 24 AM 2 pgs
Fees $12 00 Taxes $0 00
20231009-0079273

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20060906-0110099, Register's Office for Davidson County, Tennessee, ASHLEY J. BYRON, UNMARRIED, conveyed a certain real property of land in Davidson County, Tennessee, to PEGGIE IVIE, UNMARRIED

WHEREAS, by inadvertence and mutual mistake, said deed *unintentionally referenced an incorrect Plat reference in the legal description which resulted in* an error in the legal description of the property intended to be conveyed which was described as follows:

> Land in Davidson County, Tennessee, being Building No 2, Unit No 107 on the Plan of Peppertree Creekside Meadows Condominiums of record in Book 4675, Pages 138-130, Register's Office of Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, subject to the covenants and restrictions set forth in the Master Deed and By-Laws of record in Book 4834, Page 257-312, and amendments thereto of record in Book 4984 Page 174, Book 5045, Page 800, said Register's Office, and the Charter of Creekside Meadows Association, Inc.

WHEREAS, ***because of the incorrect reference in*** the legal description *it* does not accurately describe the property the Grantee has purchased

WHEREAS, the Grantee and Grantor have agreed to correct said error;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $1.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto Grantee, her heirs successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Building No 2, Unit No 107 on the Plan of Peppertree Creekside Meadows Condominiums of record in Book 4675, Pages 128-130, Register's Office of Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, subject to the covenants and restrictions set forth in the Master Deed and By-Laws of record in Book 4834, Page 257-312, and amendments thereto of record in Book 4984 Page 174, Book 5045, Page 800, said Register's Office, and the Charter of Creekside Meadows Association, Inc.
>
> Being the same property conveyed to Ashley J Bryon, unmarried, by Warranty Deed from Elizabeth R. Canady McDaniel, married, of record in Instrument No 20010906-0096557 Register's Office for Davidson County, Tennessee, dated August 20, 2001, and recorded September 6, 2001.
>
> Said property is also known as 810 Bellevue Road #107, Nashville, TN 37221.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20060906-0110099, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 27th day of September, 2023

GRANTOR:

Ashley J Byron

GRANTEE:

Peggie Ivie

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state **Ashley J. Byron,** the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand this 27th day of September, 2023

Notary Public
My commission expires: 3/7/26

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county and state **Peggy Ivie,** the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of September, 2023.

Notary Public
My commission expires: 10-2-2023

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-

AFFIANT

Sworn to and subscribed before me this the 29th day of September, 2023.

Notary Public
My commission expires: 10-2-2023

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY