Karen Johnson Davidson County
Batch# 1072648 DEEDQC
11/16/2023 10:35:20 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20231116-0089370

THIS INSTRUMENT PREPARED BY:
CITY TITLE, LLC
7000 EXECUTIVE CENTER DR. #290,
BRENTWOOD, TN 37027 - FILE NO. CT-23-4005

CORRECTIVE RECIPROCAL QUITCLAIM DEED

(Reference is made to the Warranty Deed of record in Instrument No. 20221212-0128831; and the Warranty Deed of record in Instrument No. 20221219-0131082, both in the Register's Office for Davidson County, Tennessee.)

THIS CORRECTIVE RECIPROCAL QUITCLAIM DEED (this "**Deed**"), is made and entered into on this the 13th day of November, 2023 by and between **April Lynn Busch and Chetan Shetty, a married couple,** (referred to hereafter as "**Party 1**"), and **Benjamin Koetter, a single man** (referred to hereafter as "**Party 2**"), and are collectively referred to herein as the "**Parties**".

RECITALS:

A. By virtue of the Warranty Deed dated December 8, 2022, and recorded December 12, 2022, in Instrument No. 20221212-0128831, in the Register's Office of Davidson County, Tennessee, fee simple title in and to the real property described in said Warranty Deed (hereinafter as "**Property 1**") and more particularly described in the attached *Exhibit "A"*, was conveyed to **April Lynn Busch and Chetan Shetty, a married couple**, based on the belief that Unit A was the property they contracted to purchase by virtue of the improvement carrying the physical designation of address unit "1624 A."

B. By virtue of the Warranty Deed dated December 16, 2022, and recorded December 19, 2022, in Instrument No. 20221219-0131082, in the Register's Office of Davidson County, Tennessee, fee simple title in and to the real property described in said Warranty Deed (hereinafter as "**Property 2**") and more particularly described in the attached *Exhibit "B"*, was conveyed to **Benjamin Koetter, a single man**, based on the belief that Unit B was the property he contracted to purchase by virtue of the improvement carrying the physical designation of address unit "1624 B."

C. According to site plan in the *Declaration of Covenants, Conditions and Restrictions for Homes at 1624 Northview Avenue, a Horizontal Property Regime with Private Elements* of record in Instrument No. 20190913-0092699, in the Register's Office for Davidson County, Tennessee, which is attached hereto as *Exhibit "C"*, legal unit A is located south of legal unit B, which would be on the left side from the vantage point of the units from Northview Avenue; and conversely, legal unit B is located to the north of Unit A, which would be on the right side from the vantage point of the units from Northview Avenue.

D. According to the Nashville Department of Transportation & Multimodal Infrastructure 911 addressing authority, legal unit A is assigned the address designation: 1624 **A** NORTHVIEW AVE, NASHVILLE TN 37216 and legal unit B is assigned the address designation: 1624 **B** NORTHVIEW AVE, NASHVILLE TN 37216.

E. Due to sheer inadvertence the physical "1624 A" and "1624 B" address unit designations were placed upon the opposite and erroneous units, with legal unit A carrying the physical address designation of "1624 B" and legal unit B carrying the physical address designation of "1624 A" as shown on the attached *Exhibit "D"*.

F. Party 1 having toured and/or viewed the physical unit to the north and right side with the erroneous address designation "1624A" went under contract and consummated a purchase transaction for legal unit A, believing that to be the unit they viewed. However, the unit they *intended* to purchase was legal unit B. Party 1 has only been in possession of legal unit B, but is currently in title to legal unit A.

G. Party 2 having toured and/or viewed the physical unit to the south and left side with the erroneous address designation "1624B" went under contract and consummated a purchase transaction for legal unit

B, believing that to be the unit they viewed. However, the unit they *intended* to purchase was legal unit A. Party 2 has only been in possession of legal unit A, but is currently in title to legal unit B.
H. Parties mutually desire for the errors above to be corrected to properly align their vested interests with their physical possession and intended ownerships.

CONVEYANCES:
NOW THEREFORE, for a consideration, the receipt and sufficiency of which are acknowledged by the Parties, the Parties hereby convey as follows:

1. CONVEYANCE BY PARTY 1. **April Lynn Busch and Chetan Shetty, a married couple**, by these presents, do hereby quitclaim and convey unto **Benjamin Koetter, a single man**, all the interest they have in Property 1, being more particularly described as the following tract or parcel of land in Davidson County, Tennessee, to-wit:

PLEASE SEE EXHIBIT "A"

1. CONVEYANCE BY PARTY 2. **Benjamin Koetter, a single man**, by these presents, does hereby quitclaim and convey unto **April Lynn Busch and Chetan Shetty, a married couple**, all the interest he has in Property 2, being more particularly described as the following tract or parcel of land in Davidson County, Tennessee, to-wit:

PLEASE SEE EXHIBIT "B"

OTHER PROVISIONS of the Deed not addressed by this instrument are to remain unchanged and undisturbed by this instrument.

Witness my hand this 13th day of November, 2023.

SIGNATURE PAGE(S) FOLLOW

[REMAINDER OF PAGE INTENTIONALLY BLANK]

PARTY 1:

_____

April Lynn Busch

_____

Chetan Shetty, by April Lynn Busch, as his attorney in fact

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, April Lynn Busch, as Attorney in Fact for Chetan Shetty, and April Lynn Busch, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the true attorney in fact for Chetan Shetty and that she is authorized by Chetan Shetty to execute this instrument on his behalf and further acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this ____day of November, 2023.

_____

Notary Public

My Commission Expires: _____

(Notary Seal)

PARTY 1:

April Lynn Busch

April Lynn Busch

Chetan Shetty, by April Lynn Busch, as his attorney-in-fact

Chetan Shetty, by April Lynn Busch, as his attorney in fact

STATE OF Virginia

COUNTY OF King William

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, April Lynn Busch, as Attorney in Fact for Chetan Shetty, and April Lynn Busch, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the true attorney in fact for Chetan Shetty and that she is authorized by Chetan Shetty to execute this instrument on his behalf and further acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2023.

Notary Public
My Commission Expires: 10/31/2025

My Commission Number: 7899517

Notarized online using audio-video communication

(Notary Seal)

COMMONWEALTH OF VIRGINIA • ELECTRONIC NOTARY PUBLIC • N

Melissa Donovan Mitchell

REGISTRATION NUMBER
7899517
COMMISSION EXPIRES
October 31, 2025

PARTY 2:

Benjamin Koetter

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Benjamin Koetter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: _____

(Notary Seal)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $0.00. This transfer is exempt from recording taxes as they have already been paid as this is a correction instrument.

AFFIANT

Subscribed and sworn to before me this 13 day of November, 2023.

NOTARY PUBLIC
My Commission Expires: _____

(Notary Seal)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

PARTY 1 MAP & PARCEL NO.: 072-10-4N-002.00-CO
ADDRESS OF NEW OWNER:
APRIL LYNN BUSCH AND CHETAN SHETTY
1624 B NORTHVIEW AVE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
SAME AS NEW OWNER

PARTY 2 MAP & PARCEL NO.: 072-10-4N-001.00-CO
ADDRESS OF NEW OWNER:
BENJAMIN KOETTER
1624 A NORTHVIEW AVE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
ROCKET MORTGAGE
1050 WOODWARD AVE
DETROIT, MI 48226

Exhibit "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 1624 Northview Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1624 Northview Avenue, a Horizontal Property Regime, of record in Instrument No. 20190913-0092699, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Mesa Verde Assets, LLC by Warranty Deed from Charles E. Robinson and Gwendolyn W. Robinson, as Trustees of the Charles E. and Gwendolyn W. Robinson Revocable Living Trust, dated November 13, 2014 of record in Instrument No. 20190329-0028748, Register's Office for Davidson County, Tennessee, dated March 27, 2019 and recorded on March 29, 2019.

Being the same property conveyed to April Lynn Busch and Chetan Shetty, a married couple by Warranty Deed from MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company of record in Instrument No. 20221212-0128831, Register's Office for Davidson County, Tennessee, dated December 8, 2022 and recorded on December 12, 2022.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 1624 A Northview Avenue Nashville, TN 37216.

Exhibit "B"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 1624 Northview Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1624 Northview Avenue, a Horizontal Property Regime, of record in Instrument No. 20190913-0092699, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

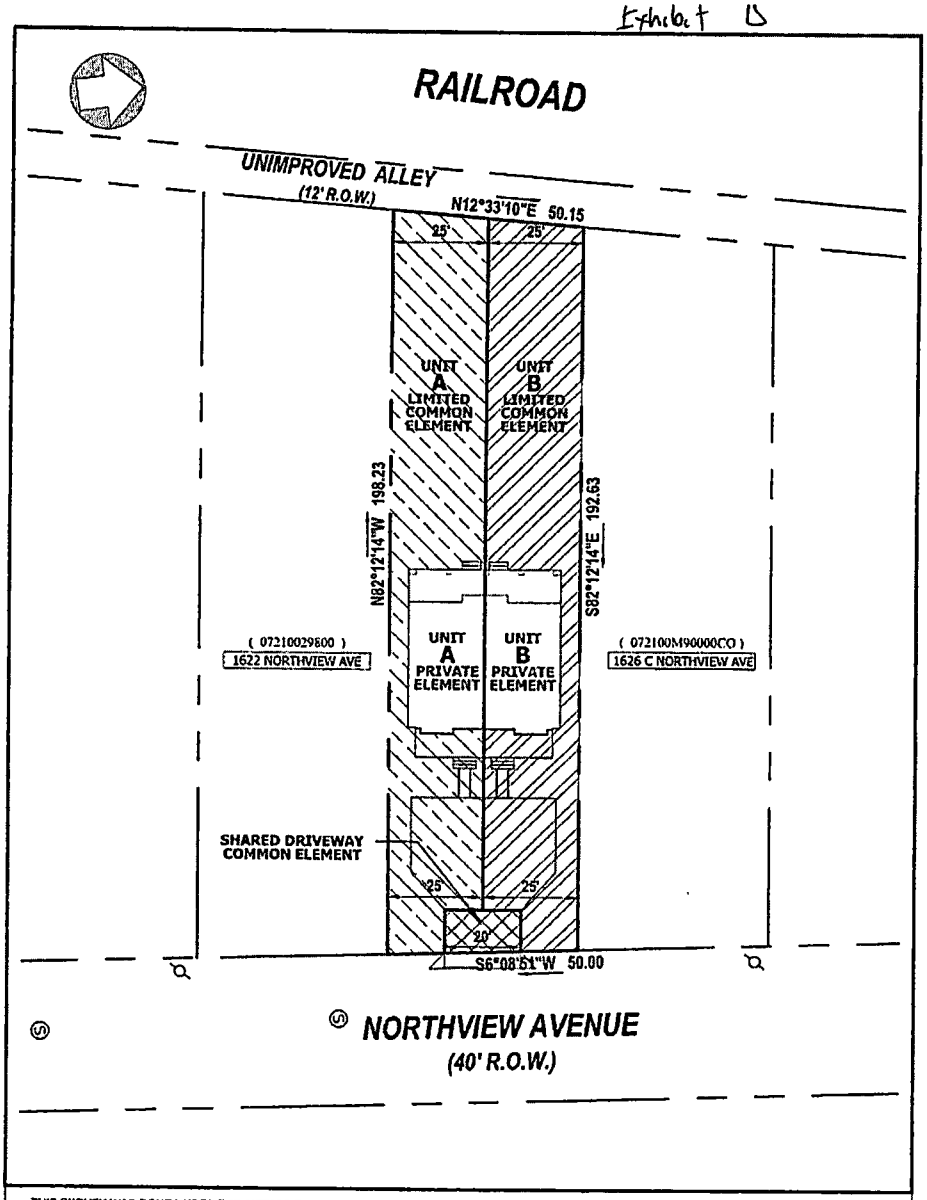
Being a part of the same property conveyed to Mesa Verde Assets, LLC by Warranty deed from Charles E. Robinson and Gwendolyn W. Robinson, as Trustees of the Charles E. and Gwendolyn W. Robinson Revocable Living Trust, dated November 13, 2014 of record in Instrument No. 20190329-0028748 Register's Office for Davidson County, Tennessee, dated March 27, 2019 and recorded on March 29, 2019.

Being the same property conveyed to Benjamin Koetter, a single man by Warranty Deed from MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company of record in Instrument No. 20221219-0131082, Register's Office for Davidson County, Tennessee, dated December 16, 2022 and recorded on December 19, 2022.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 1624 B Northview Avenue Nashville, TN 37216.

Exhibit "C"
(Site Plan Depicting Proper Legal Unit Designations)

Exhibit B



THIS SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126 AND IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED UNDER RULE 0820-3-07. THE INFORMATION SHOWN ON THIS EXHIBIT WAS DERIVED FROM RECORDED DEEDS, PLATS, AND FIELD MEASUREMENTS. SAID PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THIS EXHIBIT. THIS EXHIBIT IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

JASON A. GARRETT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2861
8-23-2019

GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

EXHIBIT 'B' - Units A & B
1624 Northview Avenue
NASHVILLE, TENNESSEE
Metro Parcel ID: (07210029700)

CLINT ELLIOTT SURVEY
1711 Hayes Street
Nashville, TN 37203
clintelliottsurvey.com
(615) 490-3236

Drafted By: CM

EXHIBIT "D"

(Photos of the Physical Address Unit Designations – 1624 A is erroneously labeled as being on the right and 1624 B is erroneously labeled as being on the left. View from Northview Ave.)

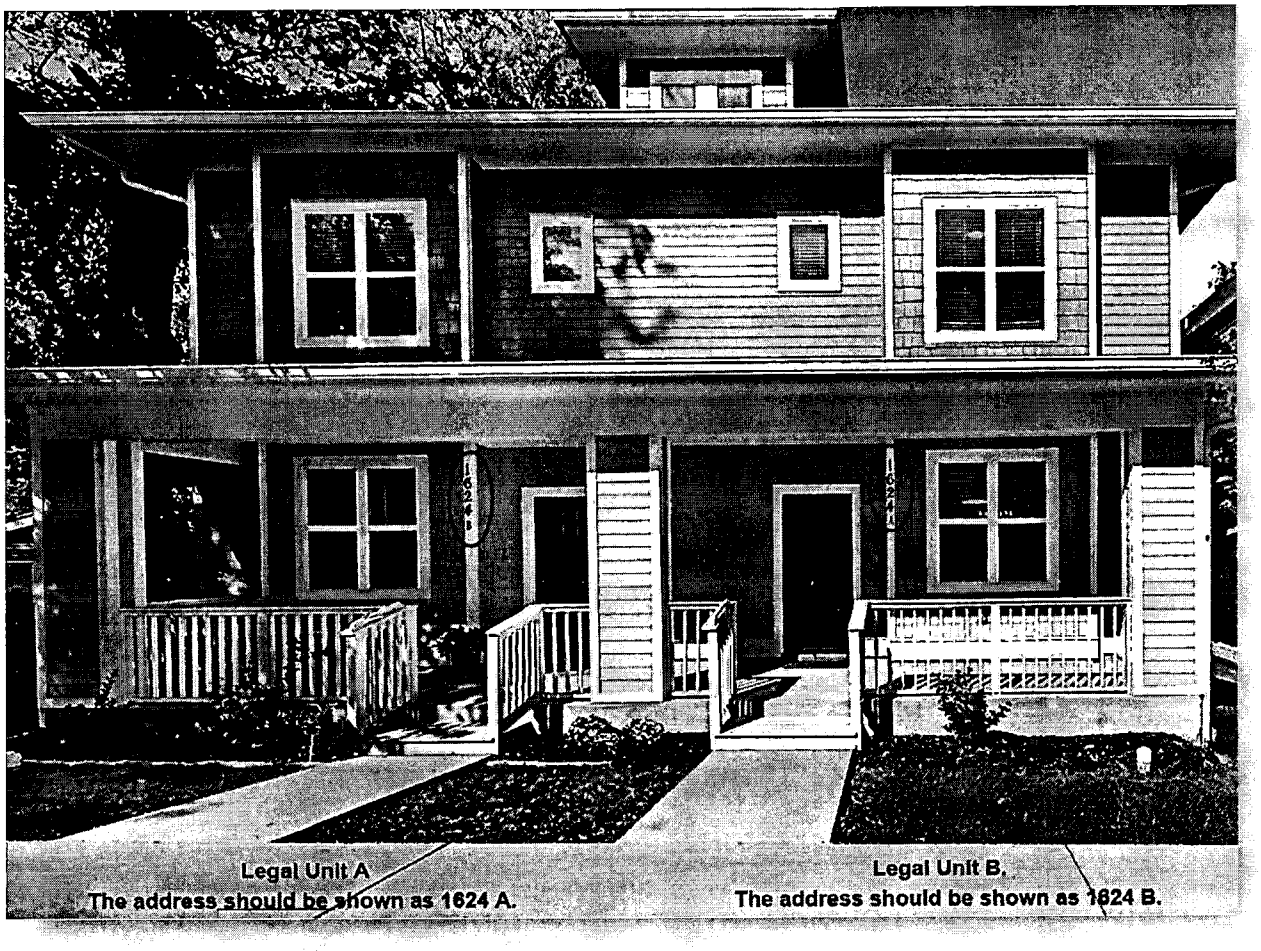


EXHIBIT "D", cont.
(Photos of the Physical Address Unit Designations – 1624 A is erroneously labeled as being on the right and 1624 B is erroneously labeled as being on the left. View from Northview Ave.)

