Karen Johnson Davidson County
Batch# 1072724 DEEDWARR
11/16/2023 01:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231116-0089477

This Instrument Prepared By:
MHPS Title & Escrow
2122 21st Ave South, Suite 100
Nashville, TN 37212

Send tax Bills To: 1300 Harding Place, Nashville, TN 37215
New Owner: Black Lion Enterprise, LLC

Map and Parcel:
073-11-0-085

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS THREE HUNDRED FIFTY-THOUSAND DOLLARS AND NO CENTS ($350,000.00).

SHARA MCCARRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

John R. Wells
Affiant

Subscribed and sworn to before me this the 26th day of October, 2023.

Shara McCarrin
Notary Public

My commission expires: 5/5/2025

DEED OF CORRECTION
FOR
WARRANTY DEED

WHEREAS a Warranty Deed conveying the within described property from **Kathy Charlton Deshotels, Trustee of the Edwin L. Bryan Revocable Trust**, (Grantor) to **Black Lion Enterprise, a Limited Liability Company** (Grantee) has previously been executed and put of record in **Instrument Number 20230706-0051724 in the Register's Office for Davidson County, Tennessee**, and

WHEREAS the said Warranty Deed was deficient or contained errors with regard to the derivation.

NOW, THEREFORE for and in the consideration of One and no/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Kathy Charlton Deshotels, Trustee of the Edwin L. Bryan Revocable Trust, dated December 5, 2013,** (Grantor), has by these presents does transfer and convey unto **Black Lion Enterprise, LLC, a Tennessee Limited Liability Company** (Grantee), its heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

A certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Sunset View Subdivision Section 1, Revised, of record in Book 2663, Page 27, Register's Office for said County.

Said Lot No. 65 fronts 107 feet on the Southwesterly side of Cabin Hill Road and extends between measuring 328.8 feet on the Northwesterly line and 295.7 feet on the Southwesterly line to a dead line in the rear measuring 111.1 feet.

Being the same property conveyed to Edwin ("Eddie") L. Bryan and Mary K. Bryan, Trustees, Bryan Family Revocable Living Trust Agreement, dated November 29, 2004, by Deed dated November 29, 2004, and recorded December 1, 2004, from Edwin L. Bryan, of record in Instrument Number 20041201-0143286, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kathy Charlton Deshotels, Trustee of the Edwin L. Bryan Revocable Trust, dated December 5, 2013, by Quitclaim Deed from Mary Ann Estes and Jason Russ Estes, Successor Trustees of the Bryan Family Revocable Living Trust, dated November 29, 2004, of record in Instrument Number 202311160089476, Register's Office, Davidson County, Tennessee.

This is improved property known as **2307 Cabin Hill Road, Nashville, TN 37214**.

This Deed of Correction is made to correct the derivation of the Warranty Deed recorded July 7, 2023 as Instrument No. 20230706-0051724 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 26th day of October, 2023.

GRANTOR:

Kathy Charlton Deshotels

Kathy Charlton Deshotels
Trustee of the Edwin L. Bryan Revocable Trust
dated December 5, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kathy Charlton Deshotels** 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 TRUSTEE of **Edwin L. Bryan Revocable Trust, dated December 5, 2013**, the within named bargainor, a Trust, and that she has the authority to sign as Trustee the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of October, 2023.

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Witness my hand and official seal, this the 9th day of November, 2023.

GRANTEE:

BLACK LION ENTERPRISE, LLC

By: Jeff Brown
Its: Member / Authorized Agent

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Member / Authorized Agent of Black Lion Enterprise, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 9th day of November, 2023.

Notary Public
My Commission Expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

