Karen Johnson Davidson County
Batch# 1075059 DEEDWARR
11/27/2023 09:34:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231127-0091326

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** **File No. 221243256** ***The purpose of this Deed of Correction is to correct the Grantee in the prior conveyance.***	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 22 day of November, 2023. Notary Public My Commission Expires: 5/7/2024 RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

DEED OF CORRECTION

WARRANTY DEED

Address New Owner: Knobdale Consulting, LLC 720 Groves Park Road Nashville, TN 37206	**Send Tax Bills To:** New Owner	**Tax Information:** 083-07-0-190.00

WHEREAS, a Warranty Deed conveying the within described property has previously been executed and put of record in **20230103-0000267**, Register's Office of Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake, said Warranty Deed incorrectly stated the Grantee's name.

WHEREAS, said Warranty Deed incorrectly stated the Grantee's name, "Knobdale, LLC" but it should have read: Knobdale Consulting, LLC a Tennessee limited liability company.

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

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 **Michael A. Morelli, as heirs at law of Carolyn Rossel Morelli,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Knobdale Consulting, LLC, a Tennessee limited liablity compnay**, hereinafter referred to as Grantee, its heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 53, as shown on the map entitled Rolling Acres No. Two Section One, of record in Plat Book 1424, page 45, Register's

Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CAROLYN ROSSELL MORELLI, by deed from WILLYE T. SHELTON, of record in Book 4853, page 831, dated September 20,1974, said Register's Office.

CAROLYN ROSSELL MORELLI died intestate on or about September 15, 2022. Her interest in the subject property passed to her son and heir at law, Michael A. Morelli, as evidenced by Affidavit of Heirships of record in Instrument No. 20230103-0000265 and Instrument No. 20230103-0000266, said Register's Office.

This is improved property located at **720 Groves Park Road, Nashville, TN 37206**

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its heirs and assigns, in fee simple forever, and the said Grantor do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in **20230103-0000267**, Register's Office for Davidson County.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument on this 17 day of November, 2023.

GRANTOR:

Michael A. Morelli

Michael A. Morelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael A. Morelli** 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, at Office, this 17th day of November, 2023.

Notary Public

My Commission Expires: _____

FRANCESCA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025

IN WITNESS WHEREOF, the parties have executed this instrument on this 22 day of November, 2023.

GRANTEE:
Knobdale Consulting, LLC

By: Rachel Taylor, Chief Manager

By: Ke Qin, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared **Rachel Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Manager (or other officer authorized to execute the instrument) of **Knobdale Consulting, LLC**, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office, this 22nd day of November, 2023.

M. R. Schodroski
Notary Public

My Commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared **Ke Qin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member (or other officer authorized to execute the instrument) of **Knobdale Consulting, LLC**, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office, this 22nd day of November, 2023.

M. R. Schodroski
Notary Public

My Commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY