Karen Johnson Davidson County
Batch# 1075089 DEEDWARR
11/27/2023 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231127-0091370

This Instrument Prepared By:
Stewart Title Company
103 S. Broadway
Portland, Tennessee 37148

INSTRUMENT OF CORRECTION
FOR
WARRANTY DEED
(INSTRUMENT NO. 20231113-0088344)

WHEREAS, by Warranty Deed of record in Instrument No. 20231113-0088344 Register's Office for Davidson County, Tennessee, John William Connor (hereafter "Grantor") conveyed certain property described therein to Tangible Assets, LLC, a Tennessee limited liability company (hereafter "Grantee"); and

WHEREAS, said Warranty Deed is irregular because the legal description of the real property was omitted from the Warranty Deed; and

NOW THEREFORE, in order to correct said error and inadvertence, this Instrument of Correction is made, and for the consideration expressed in said former Warranty Deed, it is hereby understood and agreed that the aforesaid error is corrected as follows:

The property/legal description is as follows:

Land in Davidson County, Tennessee, being Lot No. 23-B on the Plan of Zone Lot Division Lots 18, 21, 22, 23, 24 & 46, Harbor Gate Section One, Revised, of record in Book 5200, Page 712, amended in Book 6250, Page 344, Register's Office for Davidson County, reference to which is hereby made for a more complete description of the property.

Map/Parcel: 150-02-0-364.00

Property Address: 737 Lake Terrace Drive, Nashville, TN 37217

IT IS EXPRESSLY AGREED that all other terms and provisions of said Warranty Deed of record in Instrument No. 20231113-0088344, Register's Office for Davidson County, Tennessee shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument has been executed on this the 17 day of November, 2023.

"GRANTOR"

John William Connor

John William Connor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John William Connor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the forgoing instrument for the purposes contained therein.

WITNESS my hand and official seal this the 17 day of November, 2023.

Taylor Davis

Notary Public

TAYLOR DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires:
10/23/2027

"GRANTEE"

Tangible Assets, LLC, a Tennessee liability company

By: David K. Irwin, Sole Member

STATE OF TENNESSEEE
COUNTY OF SUMNER

Before me, the undersigned, of the state and county aforesaid, personally appeared David K. Irwin, 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 Sole Member of Tangible Assets, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

WITNESS my hand and official seal this the 22nd day of November, 2023.

Notary Public

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 22nd day of November, 2023

Notary Public

KAYLA ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

My Commission Expires:

CERTIFICATE OF AUTHENTICITY

I, Janet L. Adams do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-22-23.

Affiant
Date: 11-27-23

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 27th day of Nov., 2023

Kayla Adams
Notary Public

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

My Commission Expires: _____