This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Send Tax Bills To:
Lauren Cooksey
542 Southgate Avenue, Unit 222
Nashville, TN 37203

New Owner:
Lauren Cooksey
542 Southgate Avenue, Unit 222
Nashville, TN 37203

Map and Parcel
105-11-1O-043.00

Karen Johnson
Batch # 1082399
12/14/2023 03:55:32 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDWARR
4 pgs

20231214-0096693

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 14th day of December 2023.

Notary Public

My commission expires: 1/11/26

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

DEED OF CORRECTION
WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** to **LAUREN ELIZABETH COOKSEY, SINGLE WOMAN**, has previously been executed and put of record in **Instrument No. 20230406-0025146**, Register's Office for Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description.

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, **SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LAUREN ELIZABETH COOKSEY, SINGLE WOMAN**, hereinafter referred to as Grantee, her

heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being **Unit No. 43**, on the Plan of Southgate Commons Condominiums, a Condominium Development, established by Declaration of Covenants, Conditions and Restrictions for Southgate Commons Condominiums, a Condominium Development, of record in Instrument No. 20200427-0043800, as amended in Instrument No. 20200427-0043800, and in Instrument No. 20200513-0049627, and in Instrument No. 20231214-0096692 in the Register's Office for Davidson, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company by Warranty Deed from The Cumberland Holdings Company, LLC, a Tennessee limited liability company of record in Instrument No. 20191028-0110250, Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019
Being a portion of the same property conveyed to Douglas R. Hale, Trustee by Quitclaim Deed from Southgate Commons, L.L.C., a Tennessee limited liability company of record in Instrument No. 20200527-0054283, Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 27, 2020 and within the same deed the said Douglas R. Hale, Trustee conveyed his interest in the subject property to Southgate Commons, L.L.C., a Tennessee limited liability company

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property commonly known as 542 Southgate Avenue, Unit 222, Nashville TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

FURTHER, Grantees, hereby quitclaim, relinquish and convey any and all interest of Grantee in the following described parcel of land which is inadvertently conveyed to Grantee:

Land in Davidson County, Tennessee, being **Unit No. 44**, on the Plan of Southgate Commons Condominiums, a Condominium Development, established by Declaration of Covenants, Conditions and Restrictions for Southgate Commons Condominiums, a Condominium Development, of record in Instrument No. 20200427-0043800, as amended in Instrument No. 20200427-0043800, and in Instrument No. 20200513-0049627, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lauren Elizabeth Cooksey by deed from Southgate Commons, L.L.C., a Tennessee limited liability company, by Warranty Deed record in Instrument No. 20230406-0025146, Register's Office for Davidson County, Tennessee.

Witness our hands this 14th day of December 2023

GRANTOR:

Southgate Commons, LLC, a Tennessee limited liability company

Anthony E. Ewing, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E. EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the AUTHORIZED MEMBER of SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of December, 2023.

Notary Public

My Commission Expires: 1/11/26



GRANTEE:

Lauren Elizabeth Cooksey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN ELIZABETH COOKSEY, the within named bargainor, 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 and official seal, this the 7th day of December 2023.

Notary Public

My Commission Expires Jan 8 2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON