Karen Johnson Davidson County
Batch# 1115318 DEEDWARR
03/27/2024 08:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240327-0021127

STATE OF TENNESSEE
COUNTY OF Williamson

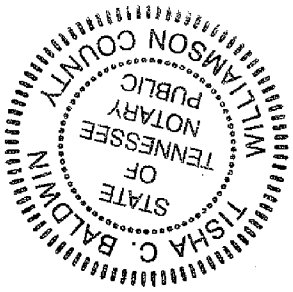
Maximum principal indebtedness for
Tennessee Recording Tax Purposes
Is $-0- Dollars.

Affiant

Subscribed and sworn to before me,
this 8th day of February, 2024.

Notary Public

My Commission Expires: 11-28-26



Said conveyance tax has been previously paid in Instrument No. 20230410-0025605, said Register's Office.

This Instrument Was Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

Name, address of new owner	Send Tax Bills to	Map & Parcel No.
Venkat K. & Nirmala K. Reddy, Trustees 5610 C Granny White Pike Brentwood, TN 37027	New Owner	105-11-1O-045.00

DEED OF CORRECTION WARRANTY DEED

WHEREAS, by a Warranty Deed of record in Instrument No. 20230410-0025605, Register's Office for Davidson County, Tennessee, dated March 30, 2023, recorded April 10, 2023, has previously been executed and put of record in Instrument Number referenced above, where **SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to **VENKAT K. AND NIRMALA K. REDDY, TRUSTEES OF THE KANDADA TRUST**, ("Grantee"); and

WHEREAS, the said Warranty Deed was deficient or contained an error by inadvertence and mutual mistake, and contained an error in the legal description in regard to the lot number being conveyed.

WHEREAS, the Grantee has requested the Grantor to correct said error and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, **SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantee, **VENKAT K. AND NIRMALA K. REDDY, TRUSTEES OF THE KANDADA TRUST**, its successors and assigns, a certain tract of land in Davidson County, Tennessee, herein described as follows:

Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of Southgate Commons, a condominium development, as attached as Exhibit D to the Declaration of Covenants, Conditions, and Restrictions of Southgate Commons Condominiums, a condominium development, of record in Instrument #20200427-0043800, as amended in Instrument #20200513-0049627, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company, from Southgate Commons, L.L.C., a Tennessee limited liability company, (Douglas S. Hale, Trustee), by Quitclaim Deed dated May 26, 2020 and recorded May 27, 2020 in Instrument #20200527-0054283, said Register's Office.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company, from The Cumberland Holdings Company, LLC, a Tennessee limited liability company, by Warranty Deed dated October 25, 2019 and recorded October 28, 2019 in Instrument #20191028-0110250, said Register's Office.

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 224, 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, their 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, their 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 the Grantee:

Land in Davidson County, Tennessee, being Unit No. 46 on the Plan of Southgate Commons, a condominium development, as attached as Exhibit D to the Declaration of Covenants, Conditions, and Restrictions of Southgate Commons Condominiums, a condominium development, of record in Instrument #20200427-0043800, as amended in Instrument #20200513-0049627, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company, from Southgate Commons, L.L.C., a Tennessee limited liability company, (Douglas S. Hale, Trustee), by Quitclaim Deed dated May 26, 2020 and recorded May 27, 2020 in Instrument #20200527-0054283, said Register's Office.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company, from The Cumberland Holdings Company, LLC, a Tennessee limited liability company, by Warranty Deed dated October 25, 2019 and recorded October 28, 2019 in Instrument #20191028-0110250, said Register's Office.

This deed is to be retroactive and effective as of March 30, 2023.

IN WITNESS WHEREOF, the said party hereto has hereunto set their signature on this the 26th day of March 2024.

GRANTOR:

Southgate Commons, LLC, a Tennessee Limited Liability Company

Anthony Ewing, President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Anthony Ewing, who represented himself to be the President of Southgate Commons, LLC, 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 as said President, on behalf of Southgate Commons, LLC.

WITNESS my hand and seal, this the 26th day of March 2024.

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

GRANTEES: THE KANDADA TRUST

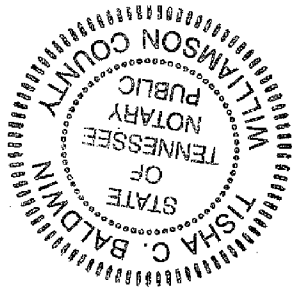
BY: _____
Venkat K. Reddy, Trustee

BY: _____
Nirmala K. Reddy, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Venkat K. Reddy and Nirmala K. Reddy who represented themselves to be the Trustees of The Kandada Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained as said Trustees of The Kandada Trust, and on behalf of The Kandada Trust, as their own free act and deed.

WITNESS my hand and seal, this the 8th day of February 2024.



_____
Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11-28-26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the 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 March 26, 24 (date of document).

Jennifer L. Pennell

March 26, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

