THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** **File No. 240246812** ***The purpose of this Deed of Correction is to correct the Trust name in the vesting clause.***	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 1 day of April 2024. Notary Public My Commission Expires:

Karen Johnson
Batch # 1117167
04/02/2024 10:11:29 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240402-0022694

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

DEED OF CORRECTION

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
C.A. Briggs IRR Trust U/W of Carolyn Skelly F/B/O Carolyn Ann Briggs	New Owner	093-09-0C-036.00 CO

WHEREAS, a Warranty Deed conveying the within described property has previously been executed and put of record in **20240214-0010259**, Register's Office of Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed contained an error in the Trust Name for the Grantee in the vesting clause.

WHEREAS, the Grantee name in the vesting clause should have read C.A. Briggs IRR Trust U/W of Carolyn Skelly F/B/O Carolyn Ann Briggs.

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 **Christopher Stark, a single person,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John P.M. Higgins, Successor Co-Trustee of the C.A. Briggs IRR Trust U/W of Carolyn Skelly F/B/O Carolyn Ann Briggs,** 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 Unit No. 609 , on the Horizontal Property Regime for Twelve Twelve, a Condominium, as recorded in the Master Deed of record in Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193 , Instrument No. 20191230-0134559, Instrument No. 20220329-0036090 and in Instrument No. 20221129-0124987, Register's Office for Davidson County, Tennessee, to all of which

reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CHRISTOPHER STARK, by deed from JORDYN STEWART AND MICHAEL STEWART, of record in Instrument No. 20220825-0096001, dated August 22, 2022, said Register's Office.

This is improved property located at: **1212 Laurel Street, Unit 609, Nashville, TN 37203.**

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, their 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 **20240214-0010259**, 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 29 day of MARCH, 2024.

GRANTOR:

Christopher Stark

STATE OF Texas

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CHRISTOPHER STARK, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29th day of March, 2024.

Lashondra Gant
ID NUMBER
13210447-1
COMMISSION EXPIRES
July 28, 2027

Notary Public

My Commission Expires: 07/26/2027

Electronically signed and notarized online using the Proof platform.

IN WITNESS WHEREOF, the parties have executed this instrument on this 22nd day of February, 2024.

GRANTEE:

C.A. Briggs IRR Trust U/W of Carolyn Skelly F/B/O Carolyn Ann Briggs

_____, Trustee

By: John P. M. Higgins, Successor Co-Trustee

STATE OF Maine

COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John P. M. Higgins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Successor Co-Trustee of C.A. Briggs IRR Trust U/W of Carolyn Skelly F/B/O Carolyn Ann Briggs, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office, this 22nd day of February, 2024

Kelly J. King
Notary Public

My Commission expires: April 12, 2027

Kelly J. King
Notary Public - Maine
My Commission Expires
April 12 2027

Kelly J. King NOTARY PUBLIC Exp. April 12 2027 STATE OF MAINE