Karen Johnson Davidson County
Batch# 1124897 DEEDWARR
04/19/2024 11:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240419-0028169

THIS INSTRUMENT PREPARED BY:
Hollingshead Title & Escrow
1720 West End Avenue, Suite 403
Nashville, TN 37203
(615) 549-1933

AFTER RECORDING, PLEASE RETURN TO:
Hollingshead Title & Escrow
1720 West End Avenue, Suite 403
Nashville, TN 37203
(615) 549-1933

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, THE UNDERSIGNED, THIS THE 19th DAY OF April, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/27/25

Brad Krivensky State of Tennessee Notary Public Williamson County

DEED OF CORRECTION

ADDRESS OF NEW OWNER
Xing Liu
6688 Nolensville Road
Ste 108-289
Brentwood, TN 37027

SEND TAX BILLS TO:
Same as Owner

MAP & PARCEL:
092-02-0M-009.00-CO

THIS DEED OF CORRECTION made and entered into by and between **ALAMEDA, LLC, a Tennessee limited liability company,** as Grantor; and **MINGDE LIU, an unmarried person,** as Grantee;

WHEREAS, the said Alameda, LLC, a Tennessee limited liability company, executed a Warranty Deed on the 15th day of February, 2024, conveying the therein described property to Mingde Liu, an unmarried person, said Warranty Deed having been filed of record on the 12th day of March, 2024, in Instrument Number 20240312-0017080, Register's office for Davidson County, Tennessee; and

WHEREAS, through mistake and inadvertence, the Grantee on the Warranty Deed erroneously reflected that the name of the Grantee was Mingde Liu, an ummarried person; and

WHEREAS, the Parties desire to correct the Warranty Deed to reflect the correct name of the Grantee, and eliminate any cloud on the chain of title.

NOW THEREFORE, the following conveyance is hereby made:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned ALAMEDA, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, as Grantor; for and in consideration of Ten Dollars and 00/100 cents ($10.00), the receipt of which is hereby acknowledged, have bargained and sold, and do by these presents hereby grant, bargain, sell, transfer and convey unto XING LIU, AN UNMARRIED MAN AS SOLE OWNERSHIP, as Grantee, their heirs and assigns, the hereinafter described real estate situated in Davidson County, Tennessee, to-wit:

BEING Unit No. 9 of 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210929-0131095 and amended at Instrument No. 20230811-0062429 , in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

BEING a portion of the same property conveyed to Alameda, LLC, a Tennessee limited liability company, by Special Warranty Deed from Benjamin Scott Nall and wife, Rebekah Montiville Nall, dated August 15, 2015 and recorded on September 02, 2015 in Instrument No. 20150902-0089621, Register's Office for Davidson County, Tennessee.

This is improved property known as 2719 Alameda St. #105, Nashville, TN 37208.

TO HAVE AND TO HOLD unto the said Grantee, their heirs and assigns the hereinabove described real estate, together with all the hereditaments and appurtenances thereto, appertaining as an estate in fee simple forever.

AND THEY COVENANT with Grantee, their heirs and assigns, that they are lawfully seized and possessed of the hereinabove described real estate, and that they have a good and lawful right to sell and convey the same, and that it is unencumbered except as may be hereinafter set out, and that they will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever.

MINGDE LIU, joins in this conveyance for the purpose of consenting to this Deed of Correction.

Witness our hands this the 18th day of April, 2024.

GRANTOR:

ALAMEDA, LLC, a Tennessee limited liability company

BY: WOOTSON ENTERPRISES, LLC, a Tennessee limited liability company, its Sole Member

By: Dwayne J. Wootson
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dwayne J. Wootson, 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 Wootson Enterprises, LLC, a Tennessee limited liability company, as the Sole Member of Alameda, LLC, a Tennessee limited liability company, the within named bargainer, and that he as such Sole Member of Wootson Enterprises, LLC, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of Alameda, LLC, a Tennessee limited liability company, by himself as the Sole Member of Wootson Enterprises, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 18th day of April, 2024.

Notary Public
My Commission Expires: 3-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness our hands this the _____ day of April, 2024.

Mingde Liu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mingde Liu, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of April, 2024.

Brad Krivensky
State of Tennessee
Notary Public
Williamson County

Notary Public
My Commission Expires: 6/27/25

Certificate of Authenticity

I, Kimberly Hollingshead, 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 04/19/2024.

Kimberly Hollingshead, Esq.

04/19/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of April, 2024.

Notary Signature

My Commission Expires: 10/27/25

