Karen Johnson Davidson County
Batch# 1125842 DEEDWARR
04/22/2024 03:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240422-0028780

THIS INSTRUMENT PREPARED BY:
JEREMY H. CHERRY, ATTORNEY
ORTALE KELLEY
330 COMMERCE STREET, SUITE 110
NASHVILLE, TN 37201
FILE NO: 36703 - CAD

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 me on April 9th, 2024.

NOTARY PUBLIC

My Commission Expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Mehmet Aktas Hilal Aydin 4538 Rockland Trail Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	-175-04-0B-021.00-CO

INSTRUMENT OF CORRECTION TO WARRANTY DEED

WHEREAS, by Warranty Deed (hereinafter "Deed") of record in Instrument No. 20240123-0004219, and corrected by Scrivener's Affidavit of record in Instrument No. 20240205-0007800, both in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee Limited Liability Company (hereinafter "Grantor"), conveyed to Mehmet Atkas and Hilal Aydin, husband and wife, their successors and assigns (hereinafter "Grantees"), certain real property, as more particularly described therein; and

WHEREAS, by inadvertence and error, the Deed contained an error in the lot number in the legal description of the property intended to be conveyed to Grantees by Grantor; and

WHEREAS, the Grantees have requested that Grantor correct said error and Grantor has agreed to do so.

NOW THEREFORE, the undersigned Grantor, for the purpose of correction said error in the description and in consideration of the sum of Ten and No/100 Dollars ($10.00) 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, all its right, title and interest unto the said Grantees, their successors and assigns, that certain tract of land described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify that all covenants, warranties and stipulations made and provided on said Deed of record in Instrument No. 20240123-0004219, and corrected by Scrivener's Affidavit of record in Instrument No. 20240205-0007800, both in the Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed by its duly authorized representative effective this 9th day of April, 2024.

GRANTOR:

Regent Homes, LLC,
a Tennessee Limited Liability Company:

By: _____
Bobbie Cooper
Its: Authorized Agent

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Bobbie Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of Regent Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on April 9, ___, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the Grantor and Grantees have caused this instrument to be executed by its duly authorized representative effective this 9th day of April, 2024.

GRANTEES:

Mehmet Atkas

Halil Aydin

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Mehmet Aktas and Halil Aydin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on April 9th, ___, 2024.

NOTARY PUBLIC

My Commission Expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 21, on the Final Plat of record for Phase 3, Oliveri, SP Subdivision, recorded in Instrument No. 20220510-0053138, in the Register of Deeds of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Oliveri, LLC, a Tennessee limited liability company by Special Warranty Deed from Caterina Oliveri, a single individual of record in Instrument No. 20200102-0000492 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 2, 2020.

Being a portion of the same property conveyed to Oiveri, LLC, a Tennessee Limited Liability Company by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220705-0077572 Register's Office for Davidson County, Tennessee, dated July 1, 2022 and recorded on July 5, 2022.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Oliveri, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221019-0114186 Register's Office for Davidson County, Tennessee, dated October 18, 2022 and recorded on October 19, 2022.

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 April 9, 2024. (Date of document)

Affiant Signature

April 19th 2024
Date

State of TENNESSEE

County of DAVIDSON

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

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 07, 2024