Karen Johnson Davidson County
Batch # 1128720 DEEDQC
04/29/2024 11:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240429-0031050

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

Address New Owners:

Chan McCullough
905 Travelers Ct
Nashville, TN 37220

Send Tax Bills to:
SAME

DEED OF CORRECTION

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Venture Properties, a Tennessee general partnership, does hereby quitclaim unto Chan McCullough all its interest in the following described tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

1813 6th Av N, Nashville, TN 37208 **Map & parcel: 81-8-225**

Land in Davidson County, Tennessee, being Lot No. 448 on the Plan of North Nashville Real Estate Company, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Venture Properties by Johnny Burroughs, and wife, Linda Burroughs, by instrument #20060110-0003456 of record in the Register's Office for Davidson County, TN.

This property was quitclaimed from Venture Partners unto Chan McCullough, by Quitclaim Deed dated May 28, 2019 and recorded instrument #20190621-0060099, Register's Office Davidson County, Tennessee

Whereas by inadvertence and mistake, this deed of conveyance incorrectly showed the name of the Seller to be Venture Partners, when the owner at the time of conveyance was instead Venture Properties, and said Venture Properties should have been shown as the Seller. Venture Properties was and is a Tennessee General Partnership comprised of Chan McCullough and Nancy Ryans.

This Deed of Correction is being filed for the purpose of correcting the name of the Seller in the prior Quitclaim Deed.

WITNESS our hands this 16th day of April, 2024.

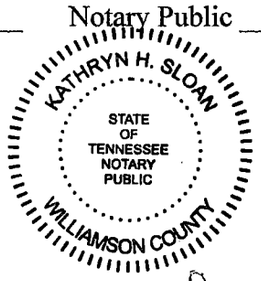
Nancy M Ryans _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nancy Ryans, a partner in Venture Properties, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained by signing the name of the partnership, Venture Properties, by herself as partner.

Witness my hand and official seal at Brentwood, 'Tennessee, this 16th day of April, 2024.

Commission expires 8-10-25 Notary Public Kathryn H. Sloan



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.

AFFIANT

Subscribed and sworn to me this 16th day of April, 2024.

Commission expires 8-10-25 Notary Public Kathryn H. Sloan

