REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1135387 DEEDWARRSP
05/15/2024 12:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240515-0035973

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $180,000.00 and was previously paid in Deed of record in Instrument No. 20240108-001492, Register's Office for Davidson County, Tennessee.

Cecilia Kendall
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED THIS 13 DAY OF May, 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Swain Property Solutions, LLC
374 Lake Valley Drive
Franklin, TN 37069

NEW OWNER:
Swain Property Solutions, LLC
374 Lake Valley Drive
Franklin, TN 37069

DEED OF CORRECTION

This indenture is made and entered into this 9th day of MAY, 2024 between JOHN H. OTEY, JR., individually and as Trustee of the John H. Otey, Jr. Living Trust dated June 3, 2008 (hereinafter referred to as "GRANTOR") and SWAIN PROPERTY SOLUTIONS, LLC , a Nevada Limited Liability Company (hereinafter referred to as "GRANTEE").

WHEREAS, by Special Warranty Deed dated January 5, 2024, of record in Instrument No. 20240108-0001492, Register's Office for Davidson County, Tennessee, GRANTOR herein did attempt to convey to GRANTEE the property herein described; and,

WHEREAS, the prior Deed contained errors in the legal description and omitted necessary Grantor signatories, and the parties hereto are desirous of correcting those errors;

NOW THEREFORE, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto Grantee, the following described tract or parcel of real property:

Tract 1 (for reference only - Map/Parcel # 070 08 0 043.00):

Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows to-wit:

Being parts of Lots Nos. 179 and 180 in Haynies Republican Plan, as per plan of record in Book 161, Page 92, Register's Office for Davidson County, Tennessee.

Said parts of lots Nos. 179 and 180 adjoin and front together on the northerly side of West Trinity Lane 73 feet more or less and run back between lines 125 feet more or less on the westerly side and 86 feet more or less on the easterly side to a line at the rear on which they measure 62 feet more or less thereon.

Being the same property conveyed to Julia R. M. Otey from Richard Jackson and wife, Zelma B. Jackson by Warranty Deed dated October 12, 1967, and recorded on October 18, 1967, in Book 4181, Page 862, Register's Office for Davidson County, Tennessee. Julia Otey a/k/a Julia R. M. Otey died a resident of Davidson County, Tennessee on September 2, 1981, having been predeceased by her husband and leaving as her sole heir at law, John H. Otey, Jr.

Tract 2 (for reference only - Map/Parcel # 070 08 0 044.00):

Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lots 181 through 185 in Haynie's Republican Plan, as recorded in Book 161, Page 92, Register's Office for Davidson County, Tennessee; said lots front 25 feet each on Lincoln Street and run back between parallel lines 130 feet more or less to an alley.

Being the same property conveyed to John H. Otey, Jr., Trustee from Jas E. Covington, Clerk and Master by Deed dated April 23, 1968, and recorded on April 29, 1968, in Book 4230, Page 888, Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is ☐ improved ☒ unimproved with a property address of: 0 Lincoln Street, Nashville TN 37207 (Tract 1) and 0 W Trinity Lane, Nashville, TN 37207 (Tract 2).

In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever, in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds his or herself, and/or its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

THE JOHN H. OTEY, JR. LIVING TRUST
DATED JUNE 3, 2008

BY: _____
JOHN H. OTEY, JR., Trustee

_____
JOHN H. OTEY, JR., individually

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JOHN H. OTEY, JR., individually and as Trustee of THE JOHN H. OTEY, JR. LIVING TRUST DATED JUNE 3, 2008, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 9th day of MAY,

SEAL: GWENDOLYN M. THOMAS-BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 03-03-25

Certificate of Authenticity

I, Tonya Loftin, 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 execute and authenticated according to law on May 9, 2024.

Date

Tonya Loftin

Affiant Signature

May 15, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date