****This Warranty Deed is being corrected to Remove Unit 14 which was erroneously included in the Warranty deed of record at Instrument No. 20200914-0104519 in the Register's Office of Davidson County, TN. Both Grantor and Grantee join in the execution of this document to confirm removal of Unit 14. ****

CORRECTED WARRANTY DEED

Karen Johnson Davidson County
Batch# 1138430 DEEDWARR
05/22/2024 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240522-0038233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,394,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Humphreys County Properties LLC	owner at owners address	092020F01000CO
(NAME)	(NAME)	
1000 Healthcare Park Suite 150		092020F00800CO, 092020F00900CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		092020F01100CO, 092020F01200CO, 092020F01300CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE HERITAGE AT JEFFERSON LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Humphreys County Properties LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain townhomes located in Davidson County, Tennessee, being Unit Nos. 8, 9, 10, 11, 12, and 13 and Open Space of The Heritage At Jefferson Townhomes, a Horizontal Property Regime, 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 The Heritage At Jefferson Townhomes, a Horizontal property Regime of record in Instrument Number 20161202-0126840, amended at 20190510-0044214, 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 Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to The Heritage at Jefferson, LLC, a Tennessee limited liability company by Warranty Deed from Donald Day and wife, Carol Brunson Day of record in Instrument No. 20160223-0017138 Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 23, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved ~~unimproved~~ x property, known as 2410 Meharry Blvd Units 4, 5, 6, 7, 8, 9 Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs

and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of September, 2020.

GRANTOR:

THE HERITAGE AT JEFFERSON

TITUS YOUNG REAL ESTATE, Member

By: Dwayne J. Wootson, Manager, of TITUS YOUNG REAL ESTATE

STATE OF TENNESSEE
COUNTY OF DAVISON

Before me, a Notary Public of said County and State, personally appeared Dwayne J. Wootson, Manager of Titus Young Real Estate, LLC, Member of The Heritage at Jefferson, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of The Heritage at Jefferson, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of The Heritage at Jefferson, LLC by himself as Member.

WITNESS my hand and official seal at office this 11th day of September, 2020.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7.5.2021

Witness my hand this 11th day of September, 2020.

GRANTEE:

HUMPHREYS COUNTY PROPERTIES, LLC

By: Darek Bell, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVISON

Before me, a Notary Public of said County and State, personally appeared Darek Bell, 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 Chief Manager of HUMPHREYS COUNTY PROPERTIES, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of HUMPHREYS COUNTY PROPERTIES, LLC. by himself as Chief Manager.

WITNESS my hand and official seal at office this 11th day of September, 2020.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7.5.2021

Certificate of Authenticity

I, Holly A. Mason, 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 9/11/2020

Affiant Signature

5/21/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

