PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Was Prepared By
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
**File No. JW2024-617**

BOX 10-A

Karen Johnson
Batch # 1157349
07/12/2024 10:02:26 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20240712-0052448

**M&P**: P/O 044-14-0-013.00
**NEW OWNER & SEND TAX BILLS TO:** MCS Holdings, LLC, 4117 Hillsboro Pike, Ste 103-265, Nashville, TN 37215

# DEED OF CORRECTION

**WHEREAS,** by a Warranty Deed of record in Instrument No. 20240624-0046987, Register's Office for Davidson County, Tennessee, **BARS HOOPER HOLDINGS, LLC** ("Grantor") conveyed a certain tract of land in Rutherford County, Tennessee, to **MCS HOLDINGS, LLC** ("Grantee"); and

**WHEREAS,** said Warranty Deed contained an error in the signature block and the notary acknowledgment of the Grantor of the real estate intended to be conveyed which was therein described as follows:

> **A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 229 Martingale Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 229 Martingale Drive, a Horizontal Property Regime, of record in Instrument Number 20240624-0046986 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.**
>
> **Being part of the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed of record in Instrument No. 20240624-0046973 Register's Office for Davidson County, Tennessee.**

**WHEREAS,** the Grantor has requested to correct the said error herein.

**NOW, THEREFORE,** the Grantor, **BARS HOOPER HOLDINGS, LLC,** for the purpose of correcting said error and in consideration of the sum of No/100 ($00.00) Dollars 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 unto the said Grantee **MCS HOLDINGS, LLC,** a certain tract of land in Davidson County, Tennessee, described as follows:

> **A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 229 Martingale Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 229 Martingale Drive, a Horizontal Property Regime, of record in Instrument Number 20240624-0046986 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.**
>
> **Being part of the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed of record in Instrument No. 20240624-0046973 Register's Office for Davidson County, Tennessee.**

**TO HAVE AND TO HOLD** said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Warranty Deed of record in Instrument No. 20240624-0046987, Register Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect signature block and notary acknowledgment, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct information, and said instrument is accordingly incorporated herein by reference.

**IN WITNESS WHEREOF,** the said party hereto have hereunto set her signature on this 9 day of July, 2024.

**BARS HOOPER HOLDINGS, LLC**

BRADLEY J. BARS, Member

RYAN F. HOOPER, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **BRADLEY J. BARS** and **RYAN F. HOOPER,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Members** of **BARS HOOPER HOLDINGS, LLC** the within named bargainor, a limited liability company, and that they as **Members**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as **Members** of **BARS HOOPER HOLDINGS, LLC**.

**WITNESS** my hand, at office, this 9 day of July, 2024.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

My Commission Expires: 11-3-2025

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2024.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

My Commission Expires: 11-3-2025