THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
MAGNOLIA TITLE & ESCROW, INC.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1171599 DEEDWARR
08/19/2024 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240819-0063313

INSTRUMENT FOR CORRECTION OF QUITCLAIM DEED

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 BEFORE ME, THIS THE _____ DAY OF AUGUST, 2024.

NOTARY PUBLIC

My commission expires: _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Russell Street Trust 417 Russell St. Nashville, TN 37206	Same as New Owner	082-16-0-135.00

WHEREAS by Warranty Deed of record in Instrument No. 20191230-0134535, Register's Office for Davidson County, Tennessee, **RUSSELL STREET VENTURES, LLC, a Tennessee limited liability company, f/k/a Aspire Capital Partners, LLC ("GRANTOR")** conveyed the property described therein to **CORY A. BROWN, AS TRUSTEE OF THE RUSSELL STREET TRUST, DATED OCTOBER 10, 2017 ("GRANTEE");** and

WHEREAS, by inadvertence, typographical error and mutual mistake, said deed contained an error, and Cory A. Brown was not the currently acting Trustee of the Russell Street Trust, and

NOW, THEREFORE, in order to correct said conveyance, this Instrument for Correction is made, and **RUSSELL STREET VENTURES, LLC, a Tennessee limited liability company**, f/k/a Aspire Capital Partners, LLC for the consideration expressed in said former deed, have bargained and sold and by these presents do hereby transfer and convey unto the Grantee, **BLAINE H. SMITH, TRUSTEE OF THE RUSSELL STREET TRUST, DATED OCTOBER 10, 2017,** their heirs and assigns that certain tract of land which is hereby agreed and understood that the legal description is to be correctly described as follows:

> Being Lot No. 50 and the Easterly 25 feet of Lot No. 49 on the Plan of Hobson and Wheless 2nd Addition to Edgefield, now East Nashville, as of record in Book 21, Page 21, Register's Office for Davidson County, Tennessee.
>
> Said Lot and part of lot adjoin and fronts together 75 feet on the Southerly side of Russell Street, and runs back between parallel lines 170 feet to an alley. Lot No. 50 running back along the Western margin of 8th Street.

Being the same property conveyed to Aspire Capital Partners, LLC, a Tennessee limited liability Company by Warranty Deed from David L. Haverkamp, unmarried of record in Instrument No. 20180702-0064038 Register's Office for Davidson County, Tennessee, dated June 25, 2018 and recorded on July 02, 2018.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, in the fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Deed of record in Instrument No. 20191230-0134535, Register's Office for Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. 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.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 15 day of August, 2024.

RUSSELL STREET VENTURES, LLC

Brad Smith

BY: BRAD SMITH, PRESIDENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared BRAD SMITH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the PRESIDENT of RUSSELL STREET VENTURES, LLC the within named bargainor, a Tennessee limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as PRESIDENT.

Witness my hand this 15 day of August, 2024.

Kara Pitts
NOTARY PUBLIC

My commission expires: 9/7/2026

KARA PITTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 8/15/2024.

Date

Affiant Signature

8/16/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of August, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)