DEED OF CORRECTION

Karen Johnson Davidson County
Batch # 1186438 DEEDQC
09/25/2024 01:22:23 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240925-0074408

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF Sept, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 2nd Ave North, Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenmar, LLC	Same	103-2-65.00
(NAME) 1821 N. Washington St.		
(ADDRESS) Tullahoma, TN 37388		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, by Quitclaim Deed of record in Instrument No.: 20230510-0034792, Register's Office for Davidson County, Tennessee (hereinafter "Deed"), Marvel Family Partnership, a Tennessee partnership, Taryn Kendrick, a married individual, and John Kendrick, a married individual (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to Kenmar, LLC (hereinafter "Grantee").

WHEREAS, by inadvertence and mutual mistake, said deed contained errors in form and the legal description; and

WHEREAS, the Grantors and Grantee have agreed to correct said errors;

NOW THEREFORE, the said Grantors, **MARVEL FAMILY PARTNERSHIP**, a Tennessee general partnership, as to a 50% undivided interest (the "Entity interest"), and **JOHN BRIAN KENDRICK** and **TARYN KENDRICK**, husband and wife, as to a 50% undivided interest (the "Entirety Interest") for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantee, **KENMAR, LLC**, a Tennessee limited liability company, its successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

See Attached Exhibit A

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise. 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.

Signature Page to Follow

Witness my hand this 16th day of September, 2024.

MARVEL FAMILY PARTNERSHIP
A Tennessee partnership

By: Jeffrey B. Marvel
Name: Jeffrey B. Marvel
Title: Manager
Marvel Family Partnership

State of Tennessee)
County of Coffee)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jeffrey B. Marvel, 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 Manager of Marvel Family Partnership, a Tennessee partnership, the within named bargainor, a general partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as Marvel Family Partnership.

Witness my hand, at office, this 16th day of Sept., 2024.

Tracy D Hickerson
Notary Public

My Commission Expires:

2-15-28

TRACY D. HICKERSON
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

John Brian Kendrick

State of TENNESSEE)
County of Maury)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Brian Kendrick, 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 within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 17th day of September 2024

Shanika Charmane Bellaphant
Notary Public

My Commission Expires: 2-28-2026

SHANIKA CHARMANE BELLAPHANT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2026

Taryn Kendrick

State of TENNESSEE)
County of Maury)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Taryn Kendrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within name bargainor and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 17th day of September 2024.

Notary Public

My Commission Expires: 2-28-2026

SHANIKA CHARMANE BELLAPHANT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2026

EXHIBIT A

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled West Nashville Realty Company's Subdivision of Lots No. 20 of the C.C Vernon Farm, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, May 2, 1946. to which plan reference is hereby made for a more complete and accurate property description.

Beginning on the Easterly margin of White Bridge Road at the corner of lots Nos 8 and 9; thence with the line between said two lots, Eastwardly 164.9 feet; thence Southwardly 72 feet; thence Westwardly 157 feet to the Easterly margin of White Bridge Road; thence Northwardly 69.5 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 5391, PAGE 349, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to MARVEL FAMILY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, AS TO A 50% UNDIVIDED INTEREST, AND JOHN BRIAN KENDRICK AND TARYN KENDRICK, HUSBAND AND WIFE, AS TO A 50% UNDIVIDED INTEREST, by deed from TOMMY MCDOUGAL, AND WIFE, KRISTI MCDOUGAL, of record as Instrument No. 20220411-0041617, dated April 7, 2022, said Register's Office. MARVEL FAMILY PARTNERSHIP A PARTNERSHIP, TARYN KENDRICK, A MARRIED INDIVIDUAL, JOHN KENDRICK, A MARRIED INDIVIDUAL further conveyed to KENMAR LLC WITH JEFFREY MARVEL ACTING AS THE MANAGING MEMBER by Quitclaim deed of record as Instrument No. 20230510-0034792, dated May 10, 2023, said Register's Office.