Karen Johnson Davidson County
Batch# 1207527 DEEDWARR
11/21/2024 09:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241121-0090954

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane, Ste 2B
Murfreesboro, TN 37129

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $1,690,000, which was previously paid with the Warranty Deed recorded in Instrument No. .20240322-0020103

Affiant

Subscribed and Sworn before me this 21st day of November, 2024.

Notary Public
My commission expires: 8-16-2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Henry Lebrun Ingram 2008 Trust c/o Pinnacle Bank PO Box 291947 Nashville, Tn 37229-1947	The same	104-16-0-119.00

DEED OF CORRECTION

Prior Title Reference: Warranty Deed at Instrument No. 20240322-0020103

WHEREAS, **Red Apple at Nashville, LLC, a Florida Limited Liability Company**, previously executed that certain Warranty Deed dated March 22, 2024 and recorded in Instrument No. 20240322-0020103 in the Register's Office of Davidson County, Tennessee (the "Original Deed"), pursuant to which they intended to convey certain property to **Sarah Lebrun Ingram and Pinnacle Bank, Co-Trustees of the Henry Lebrun Ingram 2008 Trust**, the "Grantee", and the Original Deed contained 2 errors:

1. It incorrectly identified the Grantee as Henry Lebrun Ingram, not the correct grantee: **Sarah Lebrun Ingram and Pinnacle Bank, Co-Trustees of the Henry Lebrun Ingram 2008 Trust** and
2. It failed to reference the new legal description completed as a result of the Civil Land Survey pursuant to the Plan of Revised Plat of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117 in the Register's Office for Davidson County, Tennessee. The more complete legal description of said property should be as follows:

Land in Davidson County, Tennessee, being Lot No. Westerly 50 feet of Lot No. 74 on the Plan of Revised Plat of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 74 fronts 50 feet on the Southerly side of Ashwood Avenue, and runs back between parallel lines 175 feet to an alley.

Being further described as follows:

LAND LOCATED IN THE 18TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF ASHWOOD AVENUE, EAST OF 20TH AVENUE SOUTH, SAID LAND BEING THE WESTERLY 50 FEET OF LOT 74, REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS (BOOK 332, PAGE 117 R.O.D.C., TN) DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH YELLOW CAP STAMPED TN #1838 ON THE SOUTHERLY MARGIN OF ASHWOOD AVENUE (50 FOOT WIDE PUBLIC R.O.W.) WITH TN STATE PLANE COORDINATES OF N 654551.1365, E 1732299.9681 AT THE ORIGINAL NORTHWEST CORNER OF LOT 74, REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS (BOOK 332, PAGE 117 R.O.D.C., TN) AT THE NORTHEAST CORNER OF THE KENNETH & SHARON CONOUR LAND (INSTRUMENT# 20180604-0053228 R.O.D.C., TN) SAID ROD BEING LOCATED S 82°06'05" E 135.0 FEET FROM AN IRON ROD (OLD) CAPPED #2681 ON SAID SOUTHERLY MARGIN AT THE NORTHEAST CORNER OF 20TH TOWNHOMES (INSTRUMENT# 20061005-0123865 R.O.D.C., TN); THENCE WITH SAID SOUTHERLY MARGIN S 82°11'27" E 50.00 FEET TO AN IRON ROD (NEW) WITH YELLOW CAP STAMPED TN #1838 AT THE WESTERLY SIDE OF AN OLD STONE WALL AT THE NORTHEAST CORNER OF THE BLANE J. HOLLINGSWORTH AND MEGAN G. BEHRINGER LAND (INSTRUMENT # 202000521-0053045 R.O.D.C., TN); THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID HOLLINGSWORTH / BEHRINGER AND THE WESTERLY SIDE OF SAID OLD STONE WALL S 07°22'20" W 175.00 FEET TO AN IRON ROD (NEW) WITH YELLOW CAP STAMPED TN #1838 ON THE NORTHERLY MARGIN OF METRO ALLEY # 953 (12 FOOT WIDE PUBLIC R.O.W.) AT THE SOUTHWEST CORNER OF

SAID HOLLINGSWORTH / BEHRINGER; THENCE WITH SAID NORTHERLY MARGIN N 82°11'27" W 50.00 FEET TO A POINT 0.3 FEET INTO A CONCRETE PILLAR FENCE CORNER AT THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 74 AT THE SOUTHEAST CORNER OF SAID CONOUR; THENCE LEAVING SAID NORTHERLY MARGIN WITH SAID CONOUR N 07°22'20" E 175.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 8749.75 SQ. FT. OR 0.20 ACRES MORE OR LESS DESCRIBED ACCORDING TO AN ALTA / NSPS LAND TITLE SURVEY DATED 3-19-2024 PREPARED BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC., P.O. BOX. 41153, NASHVILLE, TN 37204, CERTIFIED BY JOHN HOOD, TN R.L.S. #1838.

Being the same property conveyed to Red Apple at Nashville, LLC, a Florida Limited Liability Company by Warranty Deed from Joseph S. Blackwell and wife, Julia S. Blackwell of record in Instrument No. 20171108-0115107 Register's Office for Davidson County, Tennessee, dated November 2, 2017 and recorded on November 8, 2017.

Being the same property conveyed to Henry Lebrun by Warranty Deed from Red Apple at Nashville, LLC, a Florida Limited Liability Company, dated March 22, 2024 and recorded March 22, 2024, Instrument No. 202403220020103 in the Register's Office of Davidson County, Tennessee, subjecct to this Corrective Deed properly identifying the owner as ***Sarah Lebrun Ingram and Pinnacle Bank, Co-Trustees of the Henry Lebrun Ingram 2008 Trust*** *of record in Instrument No. _____ Register's Office for Davidson County, Tennessee, dated November ___, 2024 and recorded on November ___, 2024.*

This is [X] improved [ ] unimproved property known as 1913 Ashwood Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS SUBJECT TO taxes for 2024, and subsequent years; all matters shown on Plat of record in Plat Book 332, Page 117, Register's Office for Davidson Coutn Tennessee; and Restrictive Covenants for Detatched Structure of record in Instrument number 20120926-0087667, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS ADDITIONALLY SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple. GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Signatures on Following Page

IN WITNESS WHEREOF, Grantor has caused this Deed of Correction to be executed on the 15th day of November, 2024.

Red Apple at Nashville, LLC, a Florida Limited Liability Company

By: _____
Jonathan K. Hage, President

By: Sherry A. Hage
Sherry A. Hage, Vice President

STATE OF FLORIDA

COUNTY OF BROWARD

Before me, Jonathan K. Hage and Sherrry A. Hage of the state and county mentioned, personally appeared Jonathan K. Hage, President of Red Apple at Nashville, LLC and Sherry A. Hage, Vice President of Red Apple at Nashville, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and Vice President of Red Apple at Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Jonathan K. Hage, President of Red Apple at Nashville, LLC and Sherry A. Hage, Vice President of Red Apple at Nashville, LLC as such President and Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President and Vice President.

Witness my hand and seal this the 15th day of November, 2024.

Lisa Johnson
Notary Signature

Lisa Johnson
Printed Name

My commission expires: 3-28-27

LISA JOHNSON
Notary Public-State of Florida
Commission # HH 380149
My Commission Expires
March 28, 2027

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **11/15/2024** (date of document).

Jami K. Averwater

Affiant Signature

11/21/2024

Date

State of **Tennessee**

County of **Rutherford**

Sworn to and subscribed before me this **21st** day of **November**, 2024.

K Camp

Notary's Signature

MY COMMISSION EXPIRES: 11-28-2026

SEAL

