Karen Johnson Davidson County
Batch# 1224029 DEEDQC
01/07/2025 08:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250107-0001143

DEED OF CORRECTION

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
9th Avenue Nashville, LLC (NAME)	**NEW OWNER** (NAME)	**117-03-1A-001-00** **1117-03-1A-002-00**
2006 Acklen Avenue, Suite 120556 Nashville, Tennessee 37212 (ADDRESS)	(ADDRESS)	

DEED OF CORRECTION
QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property from the undersigned, **9TH AVE NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantor") to **SOUTHEAST CG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantee"), was previously executed and put of record as Instrument No. 20241004-0077376, in the Davidson County Register of Deed's Office (the "Deed");

WHEREAS, said Deed errantly listed **SOUTHEAST CG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** as the Grantor on the signature line instead of the correct Grantor, **9TH AVE NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**;

WHEREAS, the transfer attempted in the Deed was part of **9TH AVE NASHVILLE, LLC**'s winding down of its business;

WHEREAS, the Grantor and the Grantee have agreed to correct said error;

NOW, WHEREFORE, for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Grantor, its' heirs, successors, and assigns, has bargained and sold, and by these presents do convey unto the Grantee, its' heirs, successors, and assigns, all of Grantors' right, title and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, and having an address of **2712 SHARONDALE COURT, A AND B, NASHVILLE, TENNESSEE 37215** and more particularly described as follows:

PARCEL 1:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, a Horizontal Property Regime, of record

in Instrument No. 20221005-0109890, 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 a part of the same property conveyed to 9th Ave Nashville, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Amani Kelly, of record in Instrument No. 20230804-0060554, in the Register's Office of Davidson County, Tennessee, dated August 03, 2023, and recorded on August 04, 2023.

PARCEL 2:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20221005-0109890, 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 a part of the same property conveyed to 9th Ave Nashville, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Amani Kelly, of record in Instrument No. 20230804-0060554, in the Register's Office of Davidson County, Tennessee, dated August 03, 2023, and recorded on August 04, 2023.

This improved property more commonly known as 2712 Sharondale Court, A and B, Nashville, Davidson County, Tennessee 37215.

UPON THE RECORDATION OF THIS DEED OF CORRECTION, THE RECORD HOLDER OF TITLE FOR THE PROPERTIES, I.E., THE REAL PROPERTY MORE COMMONLY KNOWN AS 2712 SHARONDALE COURT, A AND B, NASHVILLE, TENNESSEE 37215 (DAVIDSON COUNTY PARCEL ID: 117-03-1A-001-00 and 1117-03-1A-002-00), SHALL BE CORRECTED TO REFLECT TITLE TO THE PROPERTIES TO BE VESTED TO SOUTHEAST CG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Subject to any and all matters of record appearing on plat of record in Book 2854, Page 59 in said Register of Deed's Office.
2. Any and all visible easements lying on or across the property.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

The Grantees execute this Deed of Correction for the purpose of consenting to the reformation of the Warranty Deed and agree that the real estate herein described is the real estate intended to be conveyed by the Warranty Deed.

IN WITNESS WHEREOF, this instrument has been executed this 10 day of January, 2025.

GRANTOR: 9TH AVE NASHVILLE, LLC

BY: AMANI KELLY
ITS: SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **AMANI KELLY** with who I am personally acquainted, and who upon oath acknowledged themself to be the Sole Member of 9th Ave Nashville, LLC, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of 9th Ave Nashville, LLC, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Sole Member, executed the foregoing instrument for the purposes contained therein, by singing their name.

WITNESS my hand, at office, on this 6 day of January, 2025.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

GRANTEE: SOUTHEAST CG, LLC

BY: AMANI KELLY
ITS: SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **AMANI KELLY** with who I am personally acquainted, and who upon oath acknowledged themself to be the Sole Member of Southeast CG, LLC, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Southeast CG, LLC, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Sole Member, executed the foregoing instrument for the purposes contained therein, by singing their name.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **January 6th, 2025**.

Affiant Signature

1/06/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **6th** day of **January**, 20**25**.

Notary Public

Notary's Seal:

