QUITCLAIM DEED OF CORRECTION	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 22 DAY OF Jan, 2025. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1228874 DEEDQC
01/22/2025 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250122-0005101

LB-QCD-24-1313B

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-08-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Burke	**NEW OWNER**	
(NAME)	(NAME)	
1313 B Baptist World Center Drive		071141I00500CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, a Quitclaim Deed conveying the within described property from **1311 BWC Partners, LLC** to **Robert Berk,** has previously been executed and put of record in **Instrument No. 20250117-0004072,** Register's Office of **DAVIDSON** County, Tennessee.

WHEREAS, the said Quitclaim Deed was deficient and contained the incorrect name for the Grantees;

WHEREAS, the above said Quitclaim Deed inadvertently referred to the Grantees as **Robert Berk**, instead of **Robert Burke**;

WHEREAS, it being the intention of all parties that the proper Grantees were **ROBERT BURKE**, at that time and the parties now execute this Quitclaim Deed of Correction to properly complete the conveyance to Robert Burke.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged and hereby correct and replace the legal description of the property conveyed in the above referenced Quitclaim Deed, **1311 BWC PARTNERS, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT BURKE**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in DAVIDSON County, State of Tennessee, Map & Parcel No. 071141I00500CO, described as follows to-wit:

> Land situated in Davidson County, Tennessee, being Unit 5, as established in Declaration of Covenants, Conditions and Restrictions for Skyline Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220329-0036276, as amended in Instrument No. 20220621-0070097, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Skyline Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as

Exhibit "B" to said Declaration appearing in Instrument No. 20220329-0036276, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit..

Being a portion of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim deed from 1311 BWC Partners, LLC of record in Instrument No. 20220124-0008797 Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on January 24, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1313 B Baptist World Center Drive, Nashville, Tennessee 37207.**

Witness our hands this 22 day of January, 2025.

GRANTOR:

1311 BWC Partners, LLC

BY:_____
Matt White
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of 1311 BWC PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 of January, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



GRANTEES:

Robert Burke

Robert Burke

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Burke**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Layan Bell **, 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** 1-22-25 **(date of document).**

Affiant Signature

Date 1-22-25

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22 **day of** January **, 20** 25**.**

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY