Karen Johnson Davidson County
Batch# 1235613 DEEDWARR
02/10/2025 07:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250210-0009665

This Instrument Prepared By and Please Return to:
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Send Tax Bills To:
New Owners

New Owners are:
The Colfax Group, Inc.
1930 16th Ave N
Nashville, TN, 37208

Map and Parcels:
081073A00101CO, 081073A00201CO, and
081073A90001CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified In Clinton County
My Commission Expires 10/25/2027

I HEARBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00 DOLLARS.

Affiant

Subscribed and sworn to before me this 7 day of February, 2025.

Notary Public

My commission expires: 10/25/2027

DEED OF CORRECTION
WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **M&H Partners, a Tennessee partnership**, (Grantor) to **The Colfax Group, Inc, an Illinois corporation** (Grantee) has previously been executed and put of record in **Instrument No. 20220816-0092789**, in the Register's Office of Davidson County, Tennessee, and

WHEREAS, the said Warranty Deed was deficient in that the legal description was incorrect. Additionally, the derivation clause had a clerical error in it. Further, the map and parcel IDs of the properties being conveyed were not all listed. Lastly, only one of the two properties with addresses being conveyed were identified within the Warranty Deed.

NOW, THEREFORE, for and in the consideration of Zero Dollars ($0.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **M&H Partners, a Tennessee partnership, (Grantor),** has bargained and sold, and by these presents do transfer and convey unto **The Colfax Group, Inc, an Illinois corporation (Grantee),** its heirs, successors, and assigns those certain tracts or parcels of land in **Davidson** County, State of Tennessee, described as follows, viz:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NOS. A AND B ON THE PLAN OF 1930 16TH AVENUE N, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 1930 16TH AVENUE N, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20211201-0158517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS,

AND TENANTS OF 1930 16TH AVENUE N, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20211201-0158517, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", IN 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 THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM PAUL A. EVANS AND WIFE, WILLIA C. EVANS TO M&H PARTNERS, RECORDED APRIL 23, 2021, AS INSTRUMENT NO. 20210423-0054476 IN DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS.

This conveyance is subject to any and all existing easements and restrictions as shown of record not stated herein.

These improved properties are commonly known as 1507 Clay Street, Nashville, TN, 37208, and 1930 16th Avenue N, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors, and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same, and that same is unencumbered.

The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 7 day of February, 2025.

Grantor:

M&H Partners, a Tennessee partnership

BY: Craig Edward Morren
ITS: Owner-Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Craig Edward Morren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as Owner-Partner for **M&H Partners, a Tennessee partnership,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of February, 2025.

Notary Public
My Commission Expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

I, **Gabriel R. Lutz**, 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 **2/7/2025** (date of document).

Affiant Signature

Date **2/7/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **7** day of **February**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027