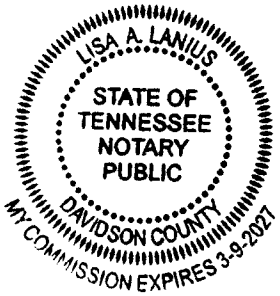
# Corrective Special Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,575,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 11th day of March 2025.<br><br>Notary Public<br><br>My commission expires: 3/9/2027 |

**THIS INSTRUMENT WAS PREPARED BY**
**KAALBERG GIESECKE, PLLC**
**123 South 11th Street**
**NASHVILLE, TN 37206**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Woodbine Community Organization (WCO), Inc.<br>1000 Fatherland Street, Suite 201<br>Nashville, Tennessee 37206 | New Owner | 070-13-0-068.00 |

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, 2122 Buena Vista, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is unimproved property known as 2122 Buena Vista Pike, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, but not further or otherwise.

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

Karen Johnson Davidson County
Batch# 1245667 DEEDWARRSP
03/11/2025 09:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250311-0018169

This Corrective Special Warranty Deed is being recorded to correct the Grantee under that certain Special Warranty Deed of record in Instrument No. 20241202-0093450, in the Register's Office of Davidson County, Tennessee. The Grantee under said Special Warranty Deed was erroneously listed as "Nelson Community Partners, LLC" and is corrected herein to be "Woodbine Community Organization (WCO), Inc." Transfer Taxes in the amount of $5,827.50 were paid upon recordation of Instrument No. 20241202-0093450.

*[signature page follows]*

**IN WITNESS WHEREOF**, the undersigned has executed this Corrective Special Warranty Deed effective as of the 24 day of February 2025.

**GRANTOR:**

**2122 BUENA VISTA, LLC**
a Tennessee ~~limited liability company~~

By: _____

Name: Tyler Cauble

Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tyler Cauble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Member of 2122 Buena Vista, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Tyler Cauble, Member of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of February 2025.

_____
NOTARY PUBLIC

My Commission Expires: 1-4-2027

HEATHER DAWN OSAILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

# Exhibit A

## Legal Description

A tract of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a brick pier in the ground near the center of the county road, now known as Hamilton County Road, said pier being the northwest corner of Romans Cash and C.D. Mandwaring's lot; running thence north 32 degrees East 185 feet to a brick pier in said road; thence at right angles, South 58 degrees East 415 feet to a brick pier in the ground in the center of an intended street 80 feet wide; thence at right angles, south 32 degrees west, with said street, 185 feet to a brick pier, NBA Disciples Housing of Nashville, TN, Inc. northeast corner; thence north 58 degrees west, 415 feet to the beginning, containing 1.762 acres, more or less.

INCLUDED WITHIN THE. ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a portion of the property previously conveyed to Metropolitan Government of Nashville and Davidson County described as follows:

RIGHT-OF-WAY: Beginning at a point in the existing southern right-of-way margin of Buena Vista Pike, said point being the northwestern corner of the aforementioned Richard M. Davenport, Tr. property; thence leaving said existing southern right-of-way margin with the northerly boundary of said Davenport property S53'02'56"E, 19.16 feet to a point; thence leaving said northern boundary with a new line S36'50'49"W, 185.00 feet, to a point on the southern boundary of said Davenport property; thence with said southern boundary N53'02'56"W, 20.05 feet to a point on the aforementioned existing southern right-of-way of Buena Vista Pike; thence with said existing southern right-of-way N37'07'28.1"E, 185.01 feet, more or less, to the point of beginning, containing 3,627 square feet or 0.083 acres, more or less.

Being the same property conveyed to 2122 Buena Vista, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20211206-0161338, Register's Office of Davidson County, Tennessee.

## TRUE COPY CERTIFICATION

I, D. Grant Luiken, Jr., 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 March 10, 2025.

3-10-25
Date

Signature

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this _____ day of March 2025, personally appeared before me, Mark A. Krebs a notary public for this county and state, D. Grant Luiken, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/21/28

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

4836-7397-6318, v. 1