DEED OF CORRECTION

QUITCLAIM DEED

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 24 DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES: 1-22-29

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1251980
03/25/2025 01 14 01 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250325-0022301

MJSB-CHM-21-1201

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW
2012 21ST AVE S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Chesterton Holdings, LLC, a North Carolina limited liability company	NEW OWNER	
(NAME) **P O Box 3064**	(NAME)	**071-16-0-242.00**
(ADDRESS) **Chapel Hill, NC 27515**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, a Quitclaim Deed conveying the within described property from **RODOLFO ENRIQUE ROBLES AND ERIN GILL ROBLES, husband and wife, Grantors,** to **CHESTERON HOLDINGS, LLC, a Tennessee limited liability company, Grantee,** was previously put to record in Instrument Number **20210728-0101401**, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Quitclaim Deed was deficient and contained an inadvertent typographical error in the name of the Grantee in that the State of organization of the entity is incorrect The correct legal name of the Grantee should read **CHESTERON HOLDINGS, LLC, a North Carolina limited liability company**,

NOW THEREFORE, for and in consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency, all of which is hereby acknowledged, and to hereby correct the name of said Grantee, and properly vest the subject property conveyed and continuously owned exclusively by Grantee since said Quitclaim deed was previously recorded and shall related back to the same, Rodolfo Enrique Robles and Erin Gill Robles, husband and wife, hereinafter Grantors, have conveyed, assigned and quitclaimed and by these presents do convey, assign and quitclaim unto Chesterton Holdings, LLC, a North Carolina limited liability company, hereinafter Grantee, its heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lots Nos 243 and 244 on the Plan of Oakwood Park, as of record in Book 421, page 12, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos 243 and 244 front together 60 feet on the Easterly side of North Seventh Street, and run back between parallel lines, with the Northerly margin of Richardson Avenue, 165 feet to an alley.

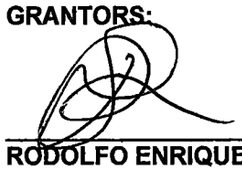
Being the same property conveyed to Chesterton Holdings, LLC by Quitclaim Deed from Rodolfo Enrique Robles and Erin Gill Robles of dated July 15, 2021 and recorded July 28, 2021 in Instrument No 20210728-0101401, Register's Office for Davidson County, Tennessee Erin Gill Robles being one and the same person as Erin Robles.

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.

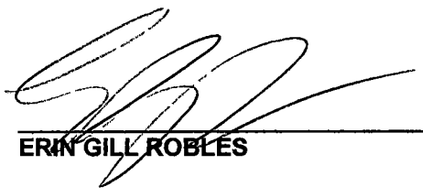
This is **improved** property known as: **1201 North 7th Street Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 15 day of March, 2025

GRANTORS:



RODOLFO ENRIQUE ROBLES



ERIN GILL ROBLES

STATE OF North Carolina

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODOLFO ENRIQUE ROBLES, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 15 of March, 2025

Notary Public
My Commission Expires Aug 4, 2026
(SEAL)

PEYTON JUSTICE
Notary Public
Alamance Co., North Carolina
My Commission Expires Aug 04, 2026

STATE OF North Carolina

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN GILL ROBLES, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 15 of March, 2025

Notary Public
My Commission Expires Aug 4, 2026
(SEAL)

PEYTON JUSTICE
Notary Public
Alamance Co., North Carolina
My Commission Expires Aug. 04, 2026

Witness my/our hand(s) this the 15 day of March, 2025.

GRANTEE:

Chesterton Holdings, LLC, a North Carolina limited liability company

BY _____
RODOLFO ENRIQUE ROBLES
ITS: MANAGER

BY _____
ERIN GILL ROBLES
ITS: MANAGER

STATE OF North Carolina

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODOLFO ENRIQUE ROBLES, 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 MANAGER of CHESTERTON HOLDINGS, LLC, the within named bargainor, a North Carolina limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15 of March, 2025

_____
Notary Public
My Commission Expires Aug 4 2026
(SEAL)

PEYTON JUSTICE
Notary Public
Alamance Co , North Carolina
My Commission Expires Aug 04, 2026

STATE OF North Carolina

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN GILL ROBLES, 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 MANAGER of CHESTERTON HOLDINGS, LLC, the within named bargainor, a North Carolina limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 15 of March, 2025

_____
Notary Public
My Commission Expires Aug 4 2026
(SEAL)

PEYTON JUSTICE
Notary Public
Alamance Co , North Carolina
My Commission Expires Aug. 04, 2026

RETURN TO:
RUDY TITLE & ESCROW
2012 21ST AVE S
NASHVILLE, TN 37212