Karen Johnson Davidson County
Batch # 1265307 DEEDQC
04/28/2025 11 12 38 AM 2 pgs
Fees $12 00 Taxes $0 00
20250428-0032411

This Instrument Was Prepared By
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

DEED OF CORRECTION

WHEREAS, by a deed of record in Instrument No 20210604-0075131, Register's Office for Davidson County, Tennessee, Anna Myint and Arnold Myint, as tenants in common ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Myint Estate, LLC, a Tennessee limited liability company ("Grantee"), and

WHEREAS, said deed contained an error of the name of the Entity The correct name of the LLC should be listed as follows

PM Café, LLC d/b/a Myint Estate, LLC, a Tennessee limited liability company

WHEREAS, the Grantees have requested the Grantors to correct said error, and said Grantors have agreed to do so

NOW, THEREFORE, the Grantors, Anna Myint and Arnold Myint, for the purpose of correcting said error and in consideration of the sum of No/100 ($00 00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantees, PM Café, LLC d/b/a Myint Estate, LLC, a Tennessee limited liability company, a certain tract of land in Davidson County, Tennessee, described as follows

Being a certain tract or parcel of land in Davidson County, Tennessee, and being Lot No. 9 in Block "O" as shown on the Plan of Tyne Meade, Section 3 as of record in Book 1424, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Win Myint and wife, Prapasri K. Myint by Warranty deed from Eunice Pearl Shaffer, Geraldine H. Nix, J. W. Hill, Carolyn Beck, Dallas Eugene Hill, Lloyd Dalton Hill, Reginald Hill Miller, Ruby Nell Dunn, Olita Irene Calvert, Aubrey Owen Hill, Thomas Francis Hill, Jr., Joan Cawthon, Lowell Monroe Hill, John Michael Miller, II and Faye Bell, being the heirs-at-law of the Estate of Juanita H. Hinds. intestate of record in Book 6896, page 220, Register's Office for Davidson County, Tennessee, dated June 09, 1986 and recorded on June 24, 1986.

The said Prapasri K. Myint having since died on October 06, 2018, leaving Win Myint as surviving tenant by the entirety.

The said Win Myint having since died on November 04, 2019 and her estate having been probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 20P-2208.

Being a portion of the same property conveyed to Anna Myint and Arnold Myint, as tenants in common by Quitclaim Deed from Anna Myint and Arnold Myint, Co-Executors of The Estate of Win Myint a/k/a U. Win Myint deceased of record in Instrument No. 20210604-0075130 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on June 04, 2021.

Being a portion of the same property conveyed to PM Cafe, LLC d/b/a Myint Estate, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Anna Myint and Arnold Myint, as tenants in common of record in Instrument No. 20210604-0075131 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on June 04, 2021 and Affidavit of Scriveners Error recorded on June 22, 2021 of record in Instrument No. 20210622-0084044..

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, in fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No 20180301-0019168, Register Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference

IN WITNESS WHEREOF, the said parties hereto have hereunto set his signature on this 24th day of April, 2025

Anna Myint

Arnold Myint

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Myint and Arnold Myint, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 24th day of April, 2025

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission expires _____

My Commission Expires 10/4/27

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn before me, this the 24 day of April, 2025

Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 09-07