This Instrument Was Prepared By:
BENNETT & PRESSLEY, P.C.
2055 N. Mt. Juliet Road
Suite 202
Mt. Juliet, Tennessee 37122

Karen Johnson Davidson County
Batch# 1278702 DEEDWARR
05/29/2025 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250529-0042152

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by a deed of record in **Instrument No. 20220808-0090043**, Register's Office for Davidson County, Tennessee, **Green Pine Properties, LLC** ("GRANTOR") conveyed a certain tract or parcel of land in Davidson County, Tennessee, to **Jill Sabbarini, a married woman** ("GRANTEE"); and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed, the derivation clause and the property address which was therein described as follows:

BEING Unit No. B, Lot No. 47 on the Plan of Chapelwood, Section 2, as shown by plat of record in Plat Book 5200, Page 83, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Green Pine Properties, LLC by deed from PITA, Series No 12-05 dated 4-5-21 of record in Instrument #202104120047965, Register's Office for said County.

This is improved property known as 3600 Quail Road, Unit B, Hermitage, TN 37076.

Parcel ID #: 086100D00200CO.

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, **Green Pine Properties, LLC**, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantee, **Jill Sabbarini, a married woman**, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, a Private Element, in The Homes at 3516 Albee Drive, a Horizontal Property Regime with Private Elements established pursuant to the Tennessee Horizontal Property Act, §§66-27-101, et. seq. of Tennessee Code Annotated, by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210420-0052522 in the Register's Office for Davidson County, Tennessee, as same may have been or may be supplemented or amended from time to time, said Unit being as depicted and described on the Plat or Plans being Exhibit B to said Declaration, as said Exhibit B may have been or may be supplemented or amended from time to time, to which Plat or Plan, Declaration and its Exhibits, and any supplements or amendments thereto; reference is hereby made for a more complete and accurate description of said Unit and the rights, privileges and responsibiltiies attendant to ownership thereof, including, without limitation, the entitlements of said Unit with respect to the Private Element and the Limited Common Elements as described by the Declaration as supplemented and amended and as depicted and described by Exhibits and/or any amendments thereto.

Being part of the same property conveyed to Green Pine Properties, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20210412-0047965 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3600 Quail Road, Hermitage, Tennessee 37076.

Parcel ID #: 086100D00200CO.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20220808-0090043, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect legal description, derivation and address 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, GRANTOR has hereunto set its signature on this the 28 day of February, 2025.

GRANTOR:

GREEN PINE PROPERTIES, LLC

By: _____

Tyler Antonakos, Sole Member

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Tyler Antonakos** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be the sole member **of GREEN PINE PROPERTIES, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a limited liability company, and that **he** as such sole member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said **Tyler Antonakos** as such sole member.

WITNESS my hand and seal this 28 day of February, 2025.

Commission Expires: 11/26/2028

_____
Notary Public

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

IN WITNESS WHEREOF, GRANTEE has hereunto set her signature on this the 6 day of MARCH, 2025.

GRANTEE:

Jill Sabbarini

STATE OF Tennessee)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jill Sabbarini** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **her** oath acknowledged **herself** to be the within named bargainor, and that **she** executed the foregoing instrument for the purposes therein contained by signing her name as Grantee.

WITNESS my hand and seal this 6th day of March, 2025.

Commission Expires: 3/26/28

Notary Public

Jennifer Ramos
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 6 day of March, 20 25.

Ernest D. Bennett, III, Affiant 03/06/2025
Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 6 day of March, 2025

Commission Expires: December 5, 2026

Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON