Karen Johnson
Batch # 1289993
06/25/2025 03:53:42 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20250625-0050192

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Send Tax Bills To:
New Owner

New Owner:
7 Perkins St LLC
106 Carrie Mae Circle
Portland, TN 37148

Map and Parcel
105040X00100CO
105040X00200CO
105040X00300CO
105040X90000CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00 DOLLARS.

Affiant

Subscribed and sworn to before me this 24th day of June 2025.

Notary Public

My Commission Expires: 1/11/26

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

DEED OF CORRECTION
WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **16 Claiborne LLC, a Tennessee limited liability company** (Grantor) to **7 Perkins St LLC, a Tennessee limited liability company** (Grantee) has previously been executed and put of record in **Instrument No. 20240318-0018386**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **16 Claiborne LLC, a Tennessee limited liability company**, has bargained and sold, and by these presents does transfer and convey unto **7 Perkins St LLC, a Tennessee limited liability company**, its successors 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 Unit Nos. A, B and C, on the Plan of Townhomes at 16 Claiborne Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210415-0050455, and First Amendment in Instrument No. 20230525-0039577, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 16 Clairborne LLC, a Tennessee limited liability company by Quitclaim Deed Jesyka Samborski (aka Jessica Samborski) a single woman and Steve Kirby, a married man, dated July 11, 2023 and recorded July 13, 2023 in Instrument No. 20230713-0053790, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024.
- Subject to all matters shown on the Plan of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20210415-0050455 and First Amendment of record in Instrument No. 20230525-0039577, Register's Office for Davidson County, Tennessee.
- Bylaws for Townhomes at 16 Claiborne Street shown as "Exhibit C' of Instrument No. 20210415-0050455, Register's Office of Davidson County, Tennessee.

This is property commonly known as 5, 7 and 9 Perkins Street, Nashville, TN 37210.

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.

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 the undersigned does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and the undersigned does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of June 2025.

16 Claiborne LLC

By: _____
Steve Kirby, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of June, 2025, before me personally appeared **Steve Kirby**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of 16 Claiborne LLC, the within named bargainor, and that he as such Member of 16 Claiborne LLC, executed the foregoing instrument for the purpose therein contained, by signing on behalf of 16 Claiborne LLC.

Witness my hand and official seal, this the 24th day of June 2025.

_____
Notary Public

My Commission Expires: 1/11/26

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY