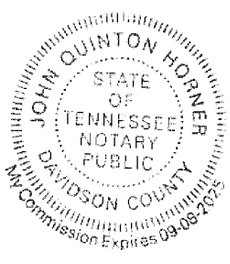
Karen Johnson Davidson County
Batch# 1298254 DEEDWARRSP
07/16/2025 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250716-0056250

Corrective Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $431,700.00.

(Consideration paid @ Instrument No. 20240523-0038628)

Affiant

Subscribed and sworn to before me, this the 16th day of July 2025.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

This Instrument is being executed and recorded to correct that Special Warranty Deed of record at Instrument No. 20240523-0038628, dated May 17, 2024, recorded May 23, 2024, Register's Office of Davidson County, Tennessee, which incorrectly stated the Legal Description. The below Legal Description reflects the correct property that was to be transferred by that Deed.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **AT DUPONT PROPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **PETER WITTE AND SAMANTHA WITTE, HUSBAND AND WIFE, AND DENNIS JENKINS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 71 of Soren Homeowners Association, a Horizontal Property Regime with Private Elements, located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Soren Homeowners Association, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220502-0050846, First Amendment of record at Instrument No. 20220505-0051992 and Second Amendment of record at Instrument No. 20230803-0060210, as corrected at Instrument No. 20230807-0061034, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Soren Homeowners Association, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. Instrument No. 20220502-0050846, First Amendment of record at Instrument No. 20220505-0051992 and Second Amendment of record at Instrument No. 20230803-0060210, as corrected at Instrument No. 20230807-0061034, and Bylaws appended thereto as Exhibit "C", and amended in Instrument No. 20231031-0084941, in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Madison Senior Living, LLC, a Tennessee limited liability company, by Warranty Deed from Trustees of the Madison Church of Christ, being also the Board of Directors of Madison Church of Christ, a Tennessee not-for-profit corporation, of record in Instrument No. 20110831-0067648, Register's Office for Davidson County, Tennessee, dated and recorded August 31, 2011.

Being a portion of the same property conveyed to AT DUPONT PROPCO, LLC, a Delaware, limited liability company by Warranty Deed from Madison Senior Living, LLC, a Tennessee limited liability company of record in Instrument No. 20220429-0050091, Register's Office of Davidson County, Tennessee, dated April 22, 2022, and recorded April 29, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 700 North DuPont Avenue #311, Madison, Tennessee 37115.

Note: The Unit 311 that was purported to be transferred by the Special Warranty Deed being corrected does not appear in the Declaration of Covenants, Conditions and Restrictions or any of the Amendments or Corrections thereto referenced in this or the original legal description.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY HAND EFFECTIVE AS OF THE 16 day of July 2025.

AT DuPont Propco, LLC, a Delaware limited liability company

By: _____
Frank E. Neal, IV, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Legacy South Builders, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at office, this 16 day of July, 2025.

_____
Notary Signature
My commission expires: 1·22·29

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 16. 2025.

Affiant Signature

16th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

