Karen Johnson Davidson County
Batch # 1308937 DEEDWARRSP
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Fees: $22.00 Taxes: $0.00
20250812-0064153

This instrument prepared

Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

THIS INSTRUMENT IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN DEED OF RECORD IN INSTRUMENT 20170804-0079953, RODC, TN.

DEED OF CORRECTION

This DEED OF CORRECTION dated this 16 day of June 2025, is made by and between **SDR REALTY COMPANY, a Tennessee general partnership** ("Grantor") and **107 KENNER, GP, a Tennessee general partnership** ("Grantee").

WITNESSETH

WHEREAS, Grantor by Special Warranty Deed of record as Instrument 20170804-0079953, Register's Office, Davidson County, Tennessee (the "Deed"), conveyed to Grantee that certain land in Davidson County, Tennessee, described in said Deed; and

WHEREAS, through inadvertence and mutual mistake of the parties, there was an error in the legal description contained in the Deed; and

WHEREAS, the parties desire to correct the legal description contained in the Deed by substituting that property described in Exhibit A attached hereto, for the property described in Exhibit A attached to the Deed.

NOW THEREFORE, in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. That the Grantor and Grantee of the Deed hereby agree to substitute the attached Exhibit "A" containing the legal description of the property conveyed for the Exhibit "A" contained in the Deed.

2. That the parties to the Deed hereby restate, affirm and ratify said Deed, agree that the granting clause, warranties, covenants, terms and conditions thereof are hereby imposed upon the corrected legal description, and that all other terms and conditions contained in said Deed shall be and remain the same.

3. The correction contained herein shall relate back to the date of execution of the said original Deed of record in Instrument 20170804-0079953, Register's Office, Davidson County, Tennessee.

(Signature pages to follow)

107 KENNER GP, a Tennessee general partnership

By: _____
Name: Authorized signer John Jacobs

Title: Partner

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Holly White, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he is a Partner of 107 KENNER GP, a Tennessee general partnership, and that he as such Partner executed the within instrument for the purposes therein contained by executing this instrument on behalf of the partnership in his capacity as Partner.

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

_____
NOTARY PUBLIC

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

IN WITNESS WHEREOF, the parties have executed this instrument on the day and year first above written.

SDR REALTY COMPANY, a Tennessee general partnership

By: _____
Baird Dixon

Title: Partner

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Baird Dixon, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he is a Partner of SDR REALTY COMPANY, a Tennessee general partnership, and that he as such Partner executed the within instrument for the purposes therein contained by executing this instrument on behalf of the partnership in his capacity as Partner.

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

LANDON G. ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 11/08/2028

Exhibit "A"
Property Description

BEING located in the 24th Councilmanic District of Davidson County, Tennessee, being located northwesterly of the Kenner Avenue and Ridgefield Drive intersection and being a portion of Lot 79 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract as recorded in Plat Book 421, Page 100, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the in the westerly right-of-way of Kenner Avenue, said monument also being the northeasterly corner common to Lot 78 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract as recorded in Plat Book 421, Page 100, in the Register's Office of Davidson County, Tennessee;

Thence leaving said westerly right-of-way of Kenner Avenue and continuing along with the northerly line of Lot 78 and southerly line of Lot 79 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract, S 54°12'00" W a distance of 200.38' to a new iron pin monument, said monument being a point in the easterly line of Lot 1 of Woodmont Centre Subdivision as recorded in Plat Book 6900, Page 802, in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly property line of Lot 78 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract and continuing along with the easterly line of Lot 1 of Woodmont Centre Subdivision, N 35°48'00" W a distance of 93.50' to an existing 5/8" iron pin monument, said monument being the southwesterly corner common to the West End Properties, LLC Property as recorded in Record Book 9842, Page 922 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 1 of Woodmont Centre Subdivision and continuing along the southerly line of the West End Properties, LLC Property, N 54°12'00" E a distance of 200.38' to an existing 1" iron pipe monument in the westerly right-of-way of Kenner Avenue;

Thence continuing along with the westerly right-of-way of Kenner Avenue, S 35°48'00" E a distance of 93.50' to a new iron pin monument, which is the point of beginning, having an area of 18,736 square feet, 0.43 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 10, 2025.

Being the same property conveyed to SDR Realty Company, a Tennessee general partnership, by Warranty Deed from Kenner Associates, a Tennessee general partnership, of record in Book 11650, page 360, Register's Office for Davidson County, Tennessee.