THIS INSTRUMENT PREPARED BY
Spencer Fane, LLP
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Suite 1000
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1367693 DEEDWARR
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Fees: $22.00 Taxes: $0.00
20260108-0001908

DEED OF CORRECTION

THIS DEED OF CORRECTION, made and effective as of this 22nd day of December, 2025 ("Effective Date"), by and between Chartwell Properties, LLC ("Grantor"), a Tennessee limited liability company, and Joseph G. Taylor ("Grantee").

W I T N E S S E T H:

WHEREAS, by Warranty Deed dated and recorded August 7, 2025 as Instrument No. 20250807-0062746, in the Register's Office for Davidson County, Tennessee (the "Deed"), Grantor conveyed the real estate, which is hereinafter more particularly described, to Grantee; and

WHEREAS, the Parties desire to correct and reform the Deed in order to clear up any confusion surrounding the number and location of the parking spaces which Grantee has a right to use.

NOW, THEREFORE, in consideration of the sum of ten dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Deed is hereby corrected and reformed to provide that Chartwell Properties, LLC, as Grantor, does hereby grant and convey unto Joseph G. Taylor, as Grantee, the following described property ("Property"):

> Land in Davidson County, Tennessee, being Unit No. MS103, together with the appurtenant interest in the common elements of The Manning Condominiums, a horizontal property regime established by Declaration of record in Instrument No. 20200908-0102279, Register's Office for Davidson County, Tennessee, said Unit being depicted on The Manning Condominiums attached as Exhibit "C" to the aforementioned Declaration, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 62 and 63 and storage space number **T-8** as shown on A1.0 as set forth in Exhibit C to said Declaration.

Being part of the same property conveyed to CHARTWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WILSON S. MANNING AND WIFE, ARLINE H, MANNING, of record as Instrument No. 20060921-0117413, dated September 20, 2006, said Register's Office.

Also being part of the same property conveyed to CHARTWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SARA H. GILLUM, UNMARRIED, of record as Instrument No. 20070112-0005349, dated January 8, 2007, said Register's Office.

CHARTWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY conveyed Parcel 1 and Parcel 2 to CHARTWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Quitclaim Deed of record as Instrument No. 20181004-0098674, said Register's Office, for the purpose of combining Map-Par. 116-03-0-111.00 and Map-Par. 116-03-0-138.00 into one Parcel.

This is improved property known as 120 Woodmont Blvd., # 101, Nashville, Tennessee 37205. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

WITNESS my hand as of the day and year first above written.

Chartwell Properties, LLC,
a Tennessee limited liability company

By: _____
Joe A. Owen, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Joe A. Owen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Chartwell Properties, LLC, the maker, and is duly authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 22nd day of December, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 1/11/2026

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Signature page continues on next page]

[Signature page of Grantee]

WITNESS my hand as of the day and year first above written.

Joseph G. Taylor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Joseph G. Taylor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 1/22/2029

KYLE DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JAN 22, 2029

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00. Conveyance tax previously paid in Instrument No. 20250807-0062746, Register's Office for Davidson County, Tennessee.

Affiant

WITNESS my hand and seal at office this 22nd day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 1/11/26

JACK F. STRICKLAND II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 Dec. 22, 2025 (date of document).

Affiant Signature

1/8/2026
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of January, 2026

Notary's Signature

My Commission Expires: 5-8-29.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NSH 3243180.1