Prepared By and Returnable to:
Spencer Fane Bone McAllester (jfs)
511 Union Street, Suite 1000
Nashville City Center
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1369914 DEEDWARR
01/15/2026 10:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260115-0003732

DEED OF CORRECTION

THIS DEED OF CORRECTION, made and effective as of this 8th day of January, 2026 ("Effective Date"), by and between Chartwell Properties, LLC ("Grantor"), a Tennessee limited liability company, and Patricia Ligon ("Grantee").

W I T N E S S E T H:

WHEREAS, by Warranty Deed dated and recorded June 10, 2025 as Instrument No. 20250613-0046284, 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 Patricia Ligon, as Grantee, the following described property ("Property"):

> Land in Davidson County, Tennessee, being Unit No. MN304, 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 **19** and **20** and storage space number T27 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 110 Woodmont Blvd., Unit 304, 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 8th day of January, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 1/11/26

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.

Patricia Ligon

STATE OF Florida)
)
COUNTY OF Pinellas)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Patricia Ligon, 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 13 day of January, 2026.

Personally appeared with TN Driver license

SHANNON BROADUS
Commission # HH 516070
Expires August 14, 2028

Shannon Broadus
NOTARY PUBLIC

My Commission Expires: _____

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. 20250613-0046284, Register's Office for Davidson County, Tennessee.

Affiant

WITNESS my hand and seal at office this 8th day of January, 2026.

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

NOTARY PUBLIC

My Commission Expires: 1/11/2026

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 January 8, 2026 (date of document).

Affiant Signature

1/15/2026
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of January, 2026.

Notary's Signature

My Commission Expires: 10/4/27.

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NSH 3243180.1