Karen Johnson Davidson County
Batch# 1438607 DEEDWARR
06/26/2026 01:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260626-0058071

THIS INSTRUMENT PREPARED BY:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, Tennessee 37212

The purpose of this Deed of Correction is to correct the legal description.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/10/2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2026.

Notary Public
My Commission Expires: 3/10/2030

DEED OF CORRECTION
WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Krystan Danyelle Fredrick 321A Flora Maxwell Nashville, TN 37211	New Owner	147072A00200CO

WHEREAS, a Warranty Deed from Trinity Investee, LLC, a Tennessee limited liability company, hereinafter called the Grantor, Krystan Danyelle Fredrick and Tashan Fredrick, wife and husband, Grantees, conveying the within described property has previously been executed and filed of record in **Instrument No. 20260521-0046190**, Register's Office of Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

Land in Davidson County, Tennessee, being Unit A, Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240703-0050145, 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 Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240703-0050145. and Bylaws appended thereto as Exhibit "C", 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 Trinity Investee, LLC, a Tennessee liability company by Quitclaim Deed from Bichoy Saad, a married man as his sole and separate property dated January 24th 2025 and recorded February 6th 2025 of record in Instrument No 20250206-0009217, said Register's Office, Davidson County, Tennessee. Further being a portion of the same property conveyed to Bichoy Saad, a married man as his sole and separate property by Warranty Deed from Rent-It Holdings, LLC, a Tennessee Limited Liability Company dated November 21st 2023 and recorded November 22nd 2023 of record in Instrument No 20231122-0091089, said Register's Office, Davidson County, Tennessee.

This is improved property located at: 321-A Flora Maxwell Road, Nashville, TN 37211

WHEREAS, by mutual mistake and inadvertence, the Warranty Deed described the property as Unit A when the parties intended to convey Unit B.

WHEREAS, the Grantee and Grantor have agreed to correct said 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 Trinity Investee, LLC, a Tennessee limited liability company, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Krystan Danyelle Fredrick and Tashan Fredrick, wife and husband, hereinafter referred to as Grantees, their heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240703-0050145, 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 Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240703-0050145. and Bylaws appended thereto as Exhibit "C", 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 Trinity Investee, LLC, a Tennessee liability company by Quitclaim Deed from Bichoy Saad, a married man as his sole and separate property dated January 24th 2025 and recorded February 6th 2025 of record in Instrument No 20250206-0009217, said Register's Office, Davidson County, Tennessee. Further being a portion of the same property conveyed to Bichoy Saad, a married man as his sole and separate property by Warranty Deed from Rent-It Holdings, LLC, a Tennessee Limited Liability Company dated November 21st 2023 and recorded November 22nd 2023 of record in Instrument No 20231122-0091089, said Register's Office, Davidson County, Tennessee.

This is improved property located at: 321 A Flora Maxwell Road, Nashville, TN 37211

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, their heirs and assigns, in fee simple forever, and the said Grantor do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20260521-0046190, Register's Office for Davidson County, Tennessee.

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

FURTHERMORE, 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 Krystan Danyelle Fredrick and Tashan Fredrick, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Trinity Investee, LLC, a Tennessee limited liability company, hereinafter referred to as Grantees, their heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240703-0050145, 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 Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240703-0050145. and Bylaws appended thereto as Exhibit "C", 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 the same property conveyed to Krystan Danyelle Fredrick and Tashan Fredrick, wife and husband, by Warranty Deed from Trinity Investee, LLC, a Tennessee limited liability company dated May 1, 2026 and filed of record in Instrument No. 20260521-0046190, Register's Office for Davidson County, Tennessee.

Improved property known as: 321-B Flora Maxwell Road, Nashville, TN 37211.

Address of New Owners and Send Tax Bills To for Map/Parcel No. 147072A00100CO:

Trinity Investee, LLC

3765 Grace Falls Drive

Antioch, TN 37013

IN WITNESS WHEREOF, the parties have executed this instrument on this 25th day of June, 2026.

Trinity Investee LLC, a Tennessee Limited Liability Company

By: Mena Nady
Mena Nady, Member

By: Bichoy Raouf Saad
Bichoy Raouf Saad, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public of the state and county mentioned, personally appeared Mena Nady and Bichoy Raouf Saad, Members of Trinity Investee LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Trinity Investee LLC, the within named bargainor, a Limited Liability Company, and that such Mena Nady and Bichoy Raouf Saad, Members of Trinity Investee LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, this 25th day of June, 2026.

Notary Signature
My commission expires: 4/21/2029

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

IN WITNESS WHEREOF, the parties have executed this instrument on this 25 day of June, 2026.

Krystan Danyelle Fredrick

Tashan Fredrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Krystan Danyelle Fredrick and Tashan Fredrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 25 day of June, 2026.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 11.5.29

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/25/26 (date of document).

Connie Taylor
Affiant Signature

6/25/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY