RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1462096 DEEDWARR
08/19/2026 04:24:30 PM 13 pgs
Fees: $67.00 Taxes: $0.00
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This Instrument Was Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
File: JW2025-946A

M&P: 043-07-0D-001.00CO; 043-07-0D-002.00CO; 043-07-0D-003.00CO; 043-07-0D-004.00CO; 043-07-0D-005.00CO; 043-07-0D-006.00CO; 043-07-0D-007.00CO; 043-07-0D-008.00CO; 043-07-0D-009.00CO;043-07-0D-010.00CO;043-07-0D-011.00CO;043-07-0D-0012.00CO; 043-07-0D-0013.00CO; and 043-07-0D-014.00CO

NEW OWNER & SEND TAX BILLS TO:
Lemar Properties, LLC
2146 Utopia Avenue
Nashville, TN 37211

DEED OF CORRECTION

WHEREAS, by a Warranty Deed of record in Instrument No. 20251223-0102147, Register's Office for Davidson County, Tennessee, Fisher Concepts, LLC, Reegs Properties, LLC, MS Enterprises, LLC, Bars Hooper Holdings, LLC, James Karinchak, Ryan Hooper, and Brad Bars ("Grantors") conveyed certain tracts of land in Davidson County, Tennessee, to Lemar Properties, LLC ("Grantee"); and

WHEREAS, said Warranty Deed contained an error in that Tract VII was omitted from the legal description of the real estate intended to be conveyed, which is described as follows:

TRACT VII: Land in Davidson County, Tennessee, Being Unit 13, as shown in the Declaration of Covenants, Conditions, and Restrictions For Cottages at 901 Roosevelt Avenue, of record in Instrument No. 20230803-0060062 as amended in Instrument No. 20240912-0070337, as amended in Instrument No. 20240926-0074623, Register's Office, Davidson County, Tennessee, to which Declaration reference is hereby made for a more complete description of the property.

WHEREAS, said Warranty Deed contained an error in that title was inadvertently vested into JA Investor, LLC and not Lemar Properties, LLC.

WHEREAS, said Warranty Deed contained an error in legal descriptions of all units by omitting reference is the Second amendment to the Declaration of Covenants, Conditions and Restrictions for Cottages of 901 Roosevelt Avenue of record in Instrument No. 20240926-0074623, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantors have requested to correct the said errors.

NOW, THEREFORE, the Grantors, Fisher Concepts, LLC, Reegs Properties, LLC, MS Enterprises, LLC, James Karinchack, Ryan Hooper, Brad Bars, and Bars Hooper Holdings, LLC, for the purpose of correcting said error and in consideration of the sum of No/100 ($00.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantee, Lemar Properties, LLC, certain tracts of land in Davidson County, Tennessee, described as follows:

TRACT I:

Certain units located in Davidson County, Tennessee, being known and designated as Units 1-5 of Cottages at 901 Roosevelt, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at 901 Roosevelt, a Horizontal Property Regime, of record in Instrument Number 20230803-0060062, as amended in Instrument No. 20240912-0070337, as amended in Instrument No. 20240926-0074623, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to James Karinchak by Warranty Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20230803-0060063, Register's Office for Davidson County, Tennessee, dated August 2, 2023 and recorded on August 3, 2023.

TRACT II:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 6 of Cottages at 901 Roosevelt, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at 901 Roosevelt, a Horizontal Property Regime, of record in Instrument Number 20230803-0060062, as amended in Instrument No. 20240912-0070337, as amended in Instrument No. 20240926-0074623, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Reegs Properties, LLC by Quitclaim Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20231107-0086993, Register's Office for Davidson County, Tennessee.

TRACT III:

Certain units located in Davidson County, Tennessee, Being Units 7 and 12, as shown in the Declaration of Covenants, Conditions, and Restrictions For Cottages at 901 Roosevelt Avenue, of record in Instrument No. 20230803-0060062, Register's Office, Davidson County, Tennessee, and amended in Instrument No. 20240912-0070337, as amended in Instrument No. 20240926-0074623 Register's Office for Davidson County, Tennessee to which Declaration reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fisher Concepts, LLC by Quitclaim Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250131-0007426, Register's Office for Davidson County, Tennessee, dated January 30, 2025 and recorded on January 31, 2025.

TRACT IV:

A certain unit located in Davidson County, Tennessee, Being Unit 11, as shown in the Declaration of Covenants, Conditions, and Restrictions For Cottages at 901 Roosevelt Avenue, of record in Instrument No. 20230803-0060062, Register's Office, Davidson County, Tennessee, and amended in Instrument No. 20240912-0070337, as amended in Instrument No. 20240926-0074623 Register's Office for Davidson County, Tennessee to which Declaration reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brad Bars by Quitclaim Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250131-0007428, Register's Office for Davidson County, Tennessee, dated January 30, 2025 and recorded on January 31, 2025.

TRACT V:

A certain unit located in Davidson County, Tennessee, Being Unit 14, as shown in the Declaration of Covenants, Conditions, and Restrictions For Cottages at 901 Roosevelt Avenue, of record in Instrument No. 20230803-0060062, Register's Office, Davidson County, Tennessee, and amended in Instrument No. 20240912-0070337, as amended in Instrument No. 20240926-0074623 Register's Office for Davidson County, Tennessee to which Declaration reference is hereby made for a more complete description of the property.

Being the same property conveyed to MS Enterprises, LLC by Quitclaim Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250131-0007429, Register's Office for Davidson County, Tennessee, dated January 30, 2025 and recorded on January 31, 2025.

TRACT VI:

Certain units located in Davidson County, Tennessee, Being Units 8, 9, and 10, as shown in the Declaration of Covenants, Conditions, and Restrictions For Cottages at 901 Roosevelt Avenue, of record in Instrument No. 20230803-0060062, Register's Office, Davidson County, Tennessee, and amended in Instrument No. 20240912-0070337, as amended in Instrument No. 20240926-0074623 Register's Office for Davidson County, Tennessee to which Declaration reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Hooper by Quitclaim Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250131-0007430, Register's Office for Davidson County, Tennessee, dated January 30, 2025 and recorded on January 31, 2025.

TRACT VII:

A certain unit located in Davidson County, Tennessee, Being Unit 13, as shown in the Declaration of Covenants, Conditions, and Restrictions For Cottages at 901 Roosevelt Avenue, of record in Instrument No. 20230803-0060062 as amended in Instrument No. 20240912-0070337, as amended in Instrument No. 20240926-0074623 Register's Office, Davidson County, Tennessee, to which Declaration reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Sheila Diane Raymer and Lisa Gay Kamler, as tenants in common with right of survivorship, of record in Instrument No. 20230523-0038656, Register's Office for Davidson County, Tennessee.

JA Investor, LLC joins in the Corrective Deed executed herein to convey any interest, right or title they erroneously acquired to said Tracts I, II, III, IV, V, VI, and VII referenced above.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20251223-0102147, Register Office for

Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said party hereto have hereunto set his signature on this 19 day of August, 2026.

REEGS **PROPERTIES, LLC**

BY: **DYLAN POTTER,**
AUTHORIZED AGENT

STATE OF TENNESSEE

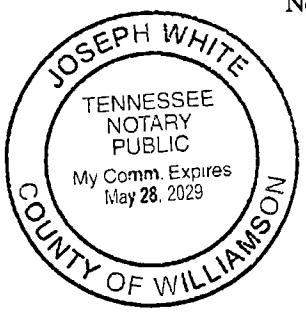
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, 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 Agent of Reegs Properties, LLC, and that he as such Authorized Agent of Reegs Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Reegs Properties, LLC.

Witness my hand and official seal this 19 **day of** August, **2026**

Commission expires:

Notary Public



Witness my hand this 19 day of August, 2026.

JA INVESTOR, LLC

BY: Juan Daniel Castro H

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned no**tary public** of the state and county afo**rementioned, personally** appeared Juan Daniel Castro with whom I am perso**nally acqua**inted (or proved to me on the **basis of satisfactory evid**ence) and **who, upon** oath, acknowledged himself /herself to be the member of JA Investor, LLC, and that he/she as such member of JA Investor, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself/herself as Sole Member of JA Investor, LLC.

Witness my hand and official seal this 19 **day of** August, **2026.**

Commission expires:

Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Witness my hand this 19 **day of** August, 2026

MS ENTERPRISES, LLC

BY: _____

MICHAEL CADE SORRELLS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Cade Sorrells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of MS Enterprises, LLC, and that he as such Member of MS Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of MS Enterprises, LLC.

Witness my hand and official seal this 19 **day of** August, **2026.**

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

Witness my hand this 19 **day of** August, 2026.

JAMES KARINCHAK BY DYLAN POTTER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, Dylan Potter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of James Karinchak and acknowledged that he executed the same as the free act of James Karinchak. Said Power of Attorney is recorded in Instrument No. 20251223-0102146, Register's Office for Davidson County, Tennessee

Witness my hand and official seal this 19 **day of** August, **2026.**

Commission expires:

Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Witness my hand this 19 **day of** August, 2026.

RYAN HOOPER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Hooper, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of August, 2026.

Commission expires:

Notary Public



Witness my hand this 19 day of August, 2026.

FISHER CONCEPTS, LLC

BY: _____

HAROLD P. FISHER, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Harold P. Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Fisher Concepts, LLC, and that he as such Sole Member of Fisher Concepts, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Sole Member of Fisher Concepts, LLC.

Witness my hand and official seal this 19 day of August, 2026.

Commission expires:

_____

Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Witness my hand this 19 day of August, 2026.

BRAD BARS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad Bars, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of August, 2026.

Commission expires:

Notary Public

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

Witness my hand this 19 day of August, 2026

BARS HOOPER HOLDINGS, LLC

BY: _____

BRAD BARS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Brad Bars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Bars Hooper Holdings, LLC, and that he as such Member of Bars Hooper Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Bars Hooper Holdings, LLC.

Witness my hand and official seal this 19 day of August, 2026.

Commission expires:

_____

Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 19 day of August, 2026.

Notary Public

My Commission Expires: _____

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Lilly Turman, do hereby make an 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 August 19**, 2026**.

Name: **Lilly Turman**

Title: **Post Closer**

Date 8/19**/2026**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on 8/19**/2026.**

Notary Public: _____

My Commission Expires: _____

