Return to

NEW PROPERTY OWNER IS AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
Alternative Energy Products, LLC P.O. Box 146 Hermitage, TN 370076	Joseph L. Lackey, Jr. 40 Burton Hills Blvd., Suite 200 Nashville, TN 37215
Map and Parcel No.	093-08-00-011.00 and 093-08-0-005.00

Bill Garrett Davidson County
Batch# 6022 DEEDWARR
09/29/2017 01:24:41 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20170929-0099922

Deed of Correction of Warranty Deed

I, **MARK DAVIS**, did on June 13, 2016 execute a Warranty Deed to **ALTERNATIVE ENERGY PRODUCTS, LLC** (Grantee) being Instrument No. 20160616-0061028 selling two (2) tracts of land in Davidson County, Tennessee.

Whereas it has been determined that there are mistakes in Tract 1 of said Warranty Deed and this Deed of Correction is being executed to correct the legal description of Tract 1 in Instrument No. 20160616-0061028 to read as follows:

Tract 1:

Land in Davidson County, Tennessee beings Lots 61 and 62 on the Map of J.R. Love's Subdivision of Lots 16 and 17 of D.B. Cooper's Addition to East Nashville, of record in Plat Book 161, page 162, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T.O. Davis and Mark Davis, jointly with right of survivorship, by deed from Margaret Taylor Gambill, Linda Sue Jobe and Robert J. Taylor, of record in Book 9500, page 270, dated October 19, 1994, said Register's Office. The said T.O. Davis having since died on or about March 19, 2009, leaving the said Mark Davis as the surviving joint tenant.

TOGETHER WITH AN ALLEY CLOSING IN ORDINANCE NO. 62-279, FILED WITH THE METROPOLITAN COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE BUT EXCUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 2929, PAGE 409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract 2:

Land in Davidson County, Tennessee being part of Lots 71 and 72 on the Plan of J.R. Love's Subdivision of Lots 16 and 17 of D.B. Cooper's Addition to East Nashville as of record in Book 161, page 162, Register's Office for Davidson County, Tennessee, described together according to a survey made by Leonard W. Yokley, Surveyor, April 19, 1947, as follows:

Beginning on the westerly margin of South 5th Street at the northeast corner of the property conveyed to O.J. Vann and wife, by deed from J.T. Dollard, Sr. and wife, of record in Book 1472, page 87, said Register's Office, said point being 14 feet south of the corner of Lots 71 and 72, being also in the center line of a railroad spur track; thence with said Vann's northeasterly line and with the center line of said railroad spur track, northwestwardly with a curve of 12 deg. 90.7 feet to the southerly margin of Dew Street; thence with the same eastwardly 60 feet to the westerly margin of South 5th Street; thence with the same, southwardly 84 feet to the beginning.

Being the same property conveyed to T.O. Davis, Kathy Davis and Mark Davis, joint tenants with right of survivorship, by deed from Linda J. Gezley of record in Instrument No. 20020627-0077455, dated June 13, 2002, said Register's Office. The said T.O. Davis having since died on or about March 19, 2009. The said Kathy Davis, now known as Kathy Wells, conveyed her interest in the subject property, together with her husband, Mark Wells, to Mark Davis by quitclaim deed of record in Instrument No. 20110119-0005020, dated April 23, 2010, said Register's Office.

For good and valuable consideration receipt of which is acknowledged, I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT applicable zoning and building regulations and all visible easements and restrictions referred to herein above.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, its successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

This property is vacant land and not the usual place of abode of the Grantor.

WITNESS my hand this, the 31st day of August, 2017.

Mark Davis

Mark Davis, Grantor

STATE OF TEXAS)
)
COUNTY OF Tarrant)

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

WITNESS my hand and official seal at Euless, Texas, on this the 31st day of August, 2017.

Notary Public

My Commission Expires: 6/29/2017

ALETHA K STEPHENS
Notary Public, State of Texas
Comm. Expires 06-29-2021
Notary ID 2201138

OATH

STATE OF _____)
)
COUNTY OF _____)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Deed of Correction.

_____
AFFIANT

SUBSCRIBED and sworn to before me, this the _____ day of _____, 2017.

_____
Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

I Joseph L. Lackey, Jr. do hereby swear or affirm that the actual consideration for this transfer is -0- as a result of this being a Deed of Correction to correct the description of the property that was set out in Tract I, Instrument No. 20160616-0061028.

Affiant

Sworn and subscribed to before me on the 26th day of ~~October~~ September, 2017

Notary Public

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires July 8, 2019