CORRECTIVE QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 68068 DEEDQC
03/13/2018 10:07:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180313-0023492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Oggs and James Brown	**Same**	
(NAME)	(NAME)	**093160A00200CO**
1071 2ND Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOSH HELLMER, CHARLES MCTORRY, JASON OGGS AND JAMES BROWN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JASON OGGS AND JAMES BROWN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNITS 72B OF 72 MAURY STREET RESIDENCES, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT NO. 20180102-0000651, REGISTER'S OFFICE FOR SAID COUNTY, 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, THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION AND BY-LAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNITS.

BEING THE SAME PROPERTY CONVEYED TO **JASON OGGS AND JAMES BROWN**, BY QUITCLAIM DEED FROM **JOSH HELLMER AND CHARLES MCTORRY**, OF RECORD IN INSTRUMENT NUMBER **20180215-0014966**, REGISTER'S OFFICE FOR **DAVIDSON** COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO **JOSH HELLMER AND CHARLES MCTORRY** BY WARRANTY DEED FROM **L.A.N.D GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, OF RECORD IN INSTRUMENT NUMBER **20170718-007200**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PURPOSE OF THIS DEED IS TO CORRECT AN ERROR IN THE PRIOR QUITCLAIM DEED OMMITTING THE CORRECT LEGAL DESCRIPTION.

JOSH HELLMER AND CHARLES MCTORRY JOIN IN THIS CONVEYANCE TO CONVEY ANY POTENTIAL RESIDUAL INTEREST THEY MAY STILL HAVE IN THE PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **72B Maury Street, Nashville, TN 37210**

Witness my/our hand(s) this the 6 DAY OF MARCH, 2018.

Josh Hellmer

Charles McTorry

Jason Oggs

James Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, CHARLES MCTORRY, JASON OGGS AND JAMES BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2018.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212