Bill Garrett Davidson County
Batch# 73841 DEEDWARR
03/27/2018 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180327-0028716

THIS INSTRUMENT TO CORRECT LEGAL DESCRIPTION IN WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THE PREVIOUS WARRANTY DEED OF RECORD IN INSTRUMENT No. 20170828-0087920, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. NO ADDITIONAL CONSIDERATION WAS EXCHANGED BY THE PARTIES.

THIS INSTRUMENT PREPARED BY:
Brenda Franks Hale, Attorney
Hale and Hale, PLC
198 East Main Street, Suite 200
Franklin, TN 37064

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by a Warranty Deed of record in Instrument No. 20170828-0087920, Register's Office for Davidson County, Tennessee **JACQUELINE JOYCE WILLIAMS,** ("Grantor") conveyed a certain real property in Davidson County, Tennessee to **MELANIE D. HEITZMAN, as to a 75% interest and ANGELA L. FAULKNER, as to a 25% interest, as tenants in common** ("Grantee"); and

WHEREAS, by inadvertence and mistake, said Special Warranty Deed contains an error in the property description contained therein in that reference was made to the **incorrect unit number**.

WHEREAS, the Grantor desires to correct said error.

NOW, THEREFORE, the Grantor, **JACQUELINE JOYCE WILLIAMS**, for the purpose of correcting said error and for the considerations expressed hereinabove, and no monetary consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantees, **MELANIE D. HEITZMAN, as to a 75% interest and ANGELA L. FAULKNER** its, successors and assigns, a certain real property in Davidson County, Tennessee, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being **Unit No. 121** as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070918-0110745, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Melanie D. Heitzman, as to a 75% interest and Angela L. Faulkner, as to a 25% interest, as tenants in common, by deed from Jacqueline Joyce Williams, an unmarried woman, of record in Instrument No. 20170828-0087920, Register's Office for Davidson County, Tennessee.

Being also known as 2310 Elliott Avenue, Apt. 121, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Warranty Deed of record in Instrument No. 20170828-0087920, Register's Office for Davidson County, Tennessee, and the entire contents thereof, except for the reference in the legal description of the property to the incorrect unit number, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct property description, which instrument is accordingly incorporated herein by reference.

WITNESS THE HAND OF THE UNDERSIGNED EFFECTIVE AS OF AUGUST 25, 2017, THIS 26th DAY OF MARCH, 2018.

GRANTOR:

Jacqueline Joyce Williams by Karen Carter, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of March, 2018, before me personally appeared Karen Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jacqueline Joyce Williams, and who acknowledged that she executed the same as the free act and deed of Jacqueline Joyce Williams.

Witness my hand, at office, this 26th day of March, 2018.

Mary R. Baker
Notary Public

MARY R BAKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 4, 2020

My commission expires: 3/4/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The transfer tax assessed to this conveyance was paid with the recordation of Warranty Deed of record in Instrument No. 20170828-0087920, Register's Office for Davidson County, Tennessee, and no additional consideration or value has been exchanged therefore.

Affiant

Subscribed and sworn before me this 26th day of March, 2018.

Mary R. Baker
Notary Public

MARY R BAKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 4, 2020

My Commission expires: 3/4/2020

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

