Karen Y Johnson Davidson County
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Fees: $12.00 Taxes: $0.00
20180912-0090442

This Instrument Was Prepared By:

Concord Title

3000 Meridian Blvd, Ste 140

Franklin, TN 37067

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by a QUITCLAIM deed of record Instrument No. 20130919-0098611, Register's Office for Davidson County, Tennessee, Amy Bermudez, (formerly known as Amy Calzadilla), married ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Amy Bermudez and husband, Andres Emilio Bermudez ("Grantee"); and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

> **Lot No. 24, measuring 50 ft. on the easterly side of Newell Ave., and running back between parallel lines 147 ft. on the southerly side and 147 Ft. on the northerly side, and measuring 50 ft. at the rear.**
>
> **Being the same property conveyed from Bobby Haynes, to Amy Calzadilla (spa Amy Bermudez) by WARRANTY DEED acknowledged August 29, 1997, recorded in Record Book 10597, Page 621, in the Office of the Davidson County Register of Deeds.**

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, Amy Bermudez, (formerly known as Amy Calzadilla), for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantee, Amy Bermudez and husband, Andres Emilio Bermudez, their heirs, and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Said Lot No. 24, measuring 50 feet on the Easterly side of Newell Avenue, and running back between parallel lines 147 feet on the Southerly side and 147 feet on the Northerly side, and measuring 50 feet at the rear.**
>
> **Being the same property conveyed to Amy Calzadilla by Warranty deed from Bobby Haynes of record in Book 10597, page 621, Register's Office for Davidson County, Tennessee, dated August 29, 1997 and recorded on September 05, 1997. (Value or consideration shown in aforementioned deed $64,900.00.)**
>
> **Being the same property conveyed to Amy Bermudez and husband, Andres Emilio Bermudez by Quit Claim deed from Amy Bermudez (formerly known as Amy Calzadilla) of record in Instrument No. 20130919-0098611 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 19, 2013. Being also known as 108 Newell Avenue Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, 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. 20130919-0098611, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect

description, 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, said parties hereto have hereunto set their signatures on this the 5th day of September 2018.

GRANTOR:

Amy Bermudez (formerly known as Amy Calzadilla)

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Amy Bermudez (formerly known as Amy Calzadilla), the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of September, 2018.

Joya A. Dinwiddie
Notary Public
My Commission Expires: 3-8-2022

JOYA A. DINWIDDIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8. 2022

GRANTEE:

Amy Bermudez (formerly known as Amy Calzadilla)

Andres Emilio Bermudez

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Amy Bermudez and Andres Emilio Bermudez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of September, 2018.

Joya A. Dinwiddie
Notary Public
My Commission Expires: 3-8-2022

JOYA A. DINWIDDIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8. 2022