Karen Johnson Davidson County
Batch# 208225 DEEDWARR
03/21/2019 09:09:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190321-0025567

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
William D. Stogner and Kathleen P. Stogner
6540 Buttercup Dr.
Nashville, TN 37221

Map and Parcel: **155160A37200CO**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 13 day of February, 2019.

Notary Public

My commission expires: 8/20/2019

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Guoqiang Gu and Yanwen Xu, Married**, has previously been executed and put of record in **Instrument No. 20170113-0004248**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Guoqiang Gu and Yanwen Xu, Married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William D. Stogner and Kathleen P. Stogner, Husband and Wife**, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. **155160A37200CO**, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of Traceside, Section 11, of record in Plat at Instrument No. 20000922-0094253, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Guoqiang Gu and Yanwen Xu, by Warranty Deed from Dennis P. Moore and Carolyn V. Moore, recorded September 26, 2003 in Instrument No. 20030926-0142875, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **6540 Buttercup Dr., Nashville, Tennessee 37221**.

KG

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantors to further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13 day of February, 2019.

GRANTORS:

Guoqiang Gu

Yanwen Xu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GUOQIANG GU AND YANWEN XU, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of February, 2019.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

GRANTEES:

William D. Stogner

Kathleen P. Stogner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM D. STOGNER AND KATHLEEN P. STOGNER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of March, 2019.

Notary Public
My Commission Expires:
(SEAL)

Jane Udell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires July 09, 2019

NOTARY PUBLIC