Karen Johnson Davidson County
Batch# 225338 DEEDWARR
05/03/2019 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190503-0041303

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:
Zachariah Kanet
1310- A Porter Road
Nashville, TN 37206

Map and Parcel
083-03-1H-002.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 25 day of April 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My commission expires: _____

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Mermen Properties, LLC, a Tennessee Limited Liability Company** to **Zachariah Kanet, an unmarried person**, has previously been executed and put of record in **Instrument No. 20180509-0044485**, 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 **Mermen Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Zachariah Kanet, an unmarried person**, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. **083-03-1H-002.00**, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit A, 1310 Porter Road, as shown in the Declaration of Protective Covenants Conditions and Restrictions for 1310 Porter Road, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument Number 20160728-0077858, as amended in Instrument No. 20170127-0009251, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Mermen Properties, LLC, a Tennessee limited liability company with a 65% undivided interest and Devan McClish with a 35% undivided interest by Warranty deed from Melvin Brown, Sr., unmarried of record in Instrument No. 20160504-0044202 Register's Office for Davidson County, Tennessee, dated May 3, 2016 and recorded on May 4, 2016. (Value of consideration shown in aforementioned deed $80,000.00.) and

Being a part of the same property conveyed to Mermen Properties, LLC, a Tennessee limited liability company with a 65% undivided interest and Devan McClish with a 35% undivided interest by Warranty deed from Melvin Brown, Sr., unmarried of record in Instrument No. 20160504-0044204 Register's Office for Davidson County, Tennessee, dated May 3, 2016 and recorded on May 4, 2016.

Being a part of the same property conveyed to Mermen Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Devan McClish, unmarried with a 35% undivided interest of record in Instrument No. 20160725-0076552 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on July 25, 2016.

Being also known as 1310 A Porter Rd. Nashville, Tennessee 37206.

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: **1310 A Porter Road, Nashville, TN 37206**.

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 25 day of April, ~~2018.~~ 2019

GRANTORS:

Mermen Properties, LLC

By: _____
Billy Tatom, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Billy Tatom**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the AUTHORIZED AGENT of **Mermen Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained on behalf of **Mermen Properties, LLC**.

Witness my hand and official seal, this the 25 day of April, ~~2018.~~ 2019

_____
Notary Public
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

GRANTEE:

Zachariah Kanet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Zachariah Kanet**, the within named bargainor, to me known (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, this the 15th day of April, ~~2018~~ 2019.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

True Copy Certification

I, Laura Mitchell, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY