This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 235395 DEEDQC
05/28/2019 01:55:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190528-0050156

DEED OF CORRECTION

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Joshua Jermaine Buford 4014 Meadow Road Nashville, TN 37218	SAME	081-11-0-016.00

Steven E. Holt, Heir at Law of Linnie B. Holt, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Joshua Jermaine Buford**, in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 326 in J.M., T.J. and G.W. Harding's Addition to Nashville, a plan of which is of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Said Lot No. 326 fronts 50 feet on the westerly side of 22nd Avenue, North, formerly Alamo Street and extends back, between parallel lines, 157 feet to an alley.

Being the same property conveyed to John E. Holt and wife, Rosetta Holt by Deed from Edward Shoffner, Jr. and wife Mary Ruth Shoffner of record in Deed Book 2241, Page 117, said Register's Office. The said Rosetta Holt having since died and John E. Holt having married Linnie B. Holt. The said John E. Holt died intestate on December 21, 1979. The said Linnie B Holt having since died intestate on July 5, 2013. Being the same property conveyed to Steven E. Holt, Heir at Law of Linnie B. Holt, by Affidavit of Heirship on September 8, 2014, of record in Instrument said Register's Office.

Being the same property conveyed by Warranty Deed from Steven E. Holt, Heir at Law of Linnie B. Holt to Community First Renovations, of record in Instrument No. 20140908-0082053, in the Register's Office of Davidson County, Tennessee.

This deed is being recorded to correct the name of the Grantee to be Joshua Jermaine Buford the owner of the sole proprietorship known as Community First Renovations.

This is improved property known as 1733 22nd Avenue, N., Nashville, TN 37208.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of May 2019.

Steven E. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven E. Holt, individually the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 28th day of May 2019.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ ZERO
, Affiant
Subscribed and sworn before me this the 28 Day of May, 2019.
Brandi Weis, Deputy Register

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