Karen Johnson Davidson County
Batch# 258405 DEEDQC
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Fees: $22.00 Taxes: $0.00
20190718-0070194

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Ave., N.
Nashville, TN 37203

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20171006-0102845, Register's Office for Davidson County, Tennessee, **Deleon Ramiro and wife, Eusebia Josefin Becerra** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **Audrey Turner, a single woman** ("Grantees").

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

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS, TO WIT: A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B-4 ON THE PLAN OF CANTERBURY HALL CONDOMINIUM APARTMENTS OF RECORD IN PLAT BOOK 5200, PAGE 159, REGISTER'S OFFICE OF SAID COUNTY, WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO RAMIRO DELEON BY CASH DEED FOR TENNESSEE FROM ALPHONSO JACKSON, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C. RECORDED ON 10/17/2005 AND FILED OF RECORD IN INSTRUMENT NO. 20051017-0124918, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

FURTHER BEING THE SAME PROPERTY CONVEYED TO RAMIRO DELEON AND WIFE, EUSEBIA JOSEFIN BECERRA DELEON BY QUITCLAIM DEED DATED 12/30/2008 FROM RAMIRO DELEON AND FILED OF RECORD IN INSTRUMENT NO. 20081231-0123725, SAID REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

WHEREAS, the legal description conveyed Unit B-4 instead of conveying Unit N-16 which was intended to be conveyed;

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in a Grantor's name which was described as follows:

"Deleon Ramiro"

WHEREAS, Grantor's legal name is:

"Ramiro Deleon"

WHEREAS, the Grantees and Grantors have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. N-16 OF CANTERBURY HALL CONDOMINIUM, A CONDOMINIUM OR HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5440, PAGE 255, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY AMENDMENT TO MASTER DEED OF RECORD IN BOOK 5441, PAGE 819, SAID REGISTER'S OFFICE, AND SHOWN ON A PLAT OF RECORD IN BOOK 5200, PAGE 159, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO RAMIRO DELEON BY SPECIAL WARRANTY BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS ASSET BACKED CERTIFICATES, SERIES 2007-4, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, RECORDED ON DECEMBER 15, 2008 IN INSTRUMENT NO. 20081215-0119846, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20171006-0102845, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 28 of June, 2019.

STATE OF TENNESSEE - DAVIDSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00.

Affiant

Subscribed and sworn to before me, this 28th day of June 2019.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires:
3-8-22

Notary Public

PROPERTY OWNER(S) FOR 500 PARAGON MILLS, NASHVILLE, TN 37211, UNIT B-4
MAP & PARCEL 133 11 0A 010.00:

Ramiro Delgon and Joshi Delgon
705 Ridgeview Ct.
Antioch, TN 37013

PERSON(S) RESPONSIBLE FOR TAXES:

PROPERTY OWNER(S) FOR 500 PARAGON MILLS, NASHVILLE, TN 37211, UNIT N-16
MAP & PARCEL 133 11 0A 089.00:

Audrey Turner
500 Paragon Mills Rd, Unit N16
Nashville, TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:

GRANTORS:

Ramiro Deleon

Joshi Deleon
F/K/A Eusebia Josefin Becerra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Ramiro Deleon and Joshi Deleon, f/k/a Eusebia Josefin Becerra, 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 they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28TH day of June, 2019

Notary Public

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 3-8-22

GRANTEES:

Audrey Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Audrey Turner, 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 they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 8 day of July, 2019

Notary Public

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

My commission expires: 03/07/2023