Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 287854 DEEDWARR
09/18/2019 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190918-0094769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

Commission Expiration: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Vickie L. Harper 4041 Edwards Ave. Nashville, TN 37216	SAME AS NEW OWNER.	61-10-213.00-61-10-213.00

CORRECTIVE WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Beatrice M. Cayce, an unmarried woman,,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vickie L. Harper, now known as Vickie King,** married HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 4041 Edwards Ave. Nashville, TN 37216, County of Davidson

Land in Davidson County, Tennessee, described as:

Being Lot Nos. 1 and 2 (erroneously referred to as Lots 212 and 213 in prior deed) on the Plan of Beatrice Heights Subdivision, as of record in Book 5190, Page 444, Register's Office for said County, to which Plan reference is made for a more detailed description.

Being the same property conveyed to William W. Cayce and wife, Beatrice M. Cayce by deed of record in Book 5624, Page 551, Register's Office for Davidson County, Tennessee. The said William W. Cayce having died on 12/8/1994, leaving Beatrice M. Cayce as surviving tenant.

This deed is being executed to correct the Lot Number on the previous deed recorded in Book 5624, Page 551, Davidson County Register of Deeds.

Vickie L. Harper and Vickie King are one and the same person. Previous deed in Book 5624, Page 551 conveyed property to Jim B. Harper and wife, Vickie L. Harper. Jim B. Harper died on 3/20/2004, leaving Vickie L. Harper as surviving tenant.

Tax Map and Parcel ID is as follows 61-10-213.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 4041 Edwards Ave., Nashville, TN 37216

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 my hand this 13th day of August 2019 .

Beatrice M. Cayce

Beatrice M. Cayce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this , before me personally appeared **Beatrice M. Cayce**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 13th day of August 2019 .

Chasity Petty

Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Commission Expiration: 9|20|2021

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Tina Kelley,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tina Kelley

My Commission Expires: 10/23/2019

SEAL

