Karen Johnson Davidson County
Batch# 309163 DEEDWARR
10/31/2019 10:14:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191031-0111969

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mr. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $000.00

Affiant

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 31 day of October, 2019.

Notary Public
My commission expires: 5/17/21

06-1909-77281

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel L. Cavarretta 1829 Primrose Ave Nashville, TN 37212	New Owner	117-04-3-B-001.00 CO

WARRANTY DEED OF CORRECTION
(Regarding Warranty Deed of record in Instrument No. 20191022-0108279, R.O.D.C., TN)

WITNESSETH:

WHEREAS, by Warranty Deed of record in Instrument No. 20191022-0108279, Register's Office for Davidson County, Tennessee, due to scrivener's error, the instrument reference in the legal description for certain land in Davidson County, Tennessee intended to be conveyed from the Grantors to the Grantees was omitted; and

WHEREAS, it was and still is the intent of the Grantor to convey and for Grantees to purchase for the consideration previously tendered to and received by Grantor a Unit in Darlene Way, a Horizontal Property Regime with Private Elements; and

WHEREFORE, Grantors desire to correct the description in said Warranty Deed, and hereby do, so as to effect the conveyance by Grantor of the property to Grantees as originally intended for the consideration previously tendered to and received by Grantors, as follows:

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tate Phillips Group, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Samuel L. Cavarretta and Tammy A. Cavarretta, husband and wife**, hereinafter called the Grantees, their successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Attached Exhibit "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1829 Primrose Ave, Nashville, TN 37212.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31 day of October, 2019.

Tate Phillips Group, LLC, a Tennessee Limited Liability Company

By: _____
Jeff Phillips, Member

By: _____
Ekaterina Tate, Member

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 Jeff Phillips and Ekaterina Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of Tate Phillips Group, LLC, a Tennessee Limited Liability Company, and that they are authorized by Tate Phillips Group, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such Members.

Witness my hand and seal at Nashville, Tennessee, this 31 day of October, 2019.

_____
Notary Public

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Grantees hereby join in the execution of this Warranty Deed of Correction for the purpose of signifying their approval of this corrective deed.

_____
Samuel L. Cavarretta

_____
Tammy A. Cavarretta

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel L. Cavarretta and Tammy A. Cavarretta, with whom I am personally acquainted (or proved to me on the basis satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of October, 2019.

_____
Notary Public

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This Deed is intended to correct the Warranty Deed recorded in Instrument No. 20191022-0108279, Register's Office for Davidson County, Tennessee, which instrument failed to include an instrument reference in the legal description of the property intended to be conveyed for the consideration paid. The transfer tax for this conveyance has already been paid with the recording of Instrument No. 20191022-0108279, said Register's Office.

EXHIBIT "A" – LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit A, on the Plan of Darlene Way, as established by the Declaration of Covenants, Conditions and Restrictions for Darlene Way, a Horizontal Property Regime with Private Elements of record in Instrument No. 20181130-0117008, said plan shown in Exhibit "B" as attached to said Declaration of record in Instrument No. 20181130-0117008, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Jeffrey Phillips, an unmarried man, and Ekaterina Joanna Tate, an unmarried woman by deed from Jane McKellar, Trustee of the McKellar Family Revocable Trust, dated April 27, 2016, recorded May 3, 2016, of record in Instrument No. 20160503-0043499, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Tate Phillips Group LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jeffrey Phillips, an unmarried man and Ekaterina Joanna Tate, an unmarried woman, dated November 30, 2018, recorded November 30, 2018, of record in Instrument No. 20181130-0117007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel L. Cavarretta and Tammy A. Cavarretta by deed from Tate Phillips Group, LLC, a Tennessee Limited Liability Company, dated October 22, 2019, recorded October 22, 2019 at Instrument No. 20191022-0108279, Register's Office for Davidson County, Tennessee. Further, a Warranty Deed of Correction conveyed to Samuel L. Cavarretta and Tammy A. Cavarretta by deed from Tate Phillips Group, LLC, a Tennessee Limited Liability Company, dated Oct. 31, 2019, recorded _____, 2019, at Instrument No. 20191031-0111969, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.