THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 317418 DEEDWARR
11/19/2019 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191119-0119373

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00

INSTRUMENT OF CORRECTION OF WARRANTY DEED

WHEREAS, by a Warranty Deed of record in Instrument No. 20190816-0082229, Register's Office for Davidson County, Tennessee, Darrell Collis and Carolyn Collis, husband and wife, (hereinafter collectively referred to as the "Grantors") conveyed a certain tract of land in Nashville, Davidson County, Tennessee, to Tonya Jean Esquibel, (hereinafter collectively referred to as the "Grantee"). The said Warranty Deed was executed by the Grantors and delivered to the Grantee on August 15, 2019, and then recorded on August 16, 2019, in Instrument No. 20190816-0082229, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed contained an incorrect legal description in that it did not refer to the correct subdivision plan and therefore did not fully describe and convey the entirety of the property that the parties intended to convey; and

WHEREAS, Grantors hereby warrant and confirm that Grantors have been in continuous use and possession of the entirety of the property, including that certain portion of the property not included in the legal description of said Warranty Deed, since the date of their acquisition of the property; and

WHEREAS, Grantee has now requested that the Grantors correct the legal description, and the Grantors have agreed to do so.

NOW, THEREFORE, for the purpose of correcting said legal description by including that portion of the property not described in the said Warranty Deed, and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Darrell Collis and Carolyn Collis, husband and wife, (hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Tonya Jean Esquibel (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Re-subdivision of Lots Nos. 2 and 4 of Steven Heights Subdivision, as of record in Book 4060, page 50, Register's Office for Davidson County, Tennessee.
>
> Being the same property intended to be conveyed to Darrell Collis and wife, Carolyn J. Collis by deed from Ross H. Calvert, Jr., and wife, Betty Calvert, of record in Book 7199, page 893, Register's Office for Davidson County, Tennessee. Said deed did not include the correct description and referred to a superseded subdivision plan.

This is improved property located at: **1226 McGavock Pike, Nashville, TN 36216**

Grantors do hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Warranty Deed of record in Instrument No. 20190816-0082229, Register's Office for Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim and said Warranty Deed is accordingly incorporated herein by reference.

(The remainder of this page is left intentionally blank.)

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 7th day of November, 2019.

GRANTOR:

Darrell Collis

Carolyn Collis

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, Notary Public of said County and State, Darrell Collis and Carolyn Collis, 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 this 7th day of November, 2019.

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/8/2021

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 7th day of November, 2019.

GRANTEE:

Tonya Jean Esquibel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Tonya Jean Esquibel, 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 this 7th day of November, 2019.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission Expires: 3/8/2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

