(2)

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 330078 DEEDQC
12/16/2019 11:28:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191216-0129407

THIS INSTRUMENT PREPARED BY:
Warranty Title Insurance Company, Inc.
120 Anderson Lane
Hendersonville, TN 37075

NEW OWNER IS:
Maura Nurse
437 Cathy Jo Circle
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

Map and Parcel No.: 133-8-111

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ -0-. No recordation tax due pursuant to T.C.A 67-4-409(a)(6)(B).

AFFIANT

Subscribed and sworn to before me this 13th day of December 2019..

My Commission Expires: 2-8-2023

Notary Public

CONNIE L. TIMBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

DEED OF CORRECTION

WHEREAS, a Quitclaim Deed conveying the within described property to Jonathan Benjamin, O'Neil Benjamin, Michelle McClean and Maura Nurse, has previously been executed and put of record in Instrument No 20191205-0125455 , Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Quitclaim Deed was deficient or contained errors in that the Lot No as stated in the legal description was in error; and,

WHEREAS the parties execute this Deed of Correction for the purpose of correcting the errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged we, **Jonathan Benjamin, O'Neil Benjamin and Michelle McClean**, hereinafter referred to as Grantor, have bargained and sold, and by these presents transfer and convey unto the **said Jonathan Benjamin, O'Neil Benjamin, Michelle McClean and Maura Nurse, as tenants in common with right of survivorship**, hereinafter referred to as Grantee, their heirs and assigns, that certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 15A, Zone Lot Division, Lots No. 6, 7 and 10 through 20, Phase One, Valley View Terrace, of record in Plat Book 5200, page 77 as amended in 5200, page 531 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Maura Nurse by Warranty Deed from Russell E. Hart and wife, Susan L. Hart dated February 15, 2006 and filed of record in Instrument No. 20060217-0019380, Register's Office for Davidson County, Tennessee. And further conveyed to Jonathan Benjamin, O'Neil Benjamin and Michelle McClean by Quitclaim Deed from Maura Nurse dated August 16, 2018 and filed of record in Instrument No. 20180821-0082990, said Register's Office.

And further conveyed to Jonathan Benjamin, O'Neil Benjamin, Michelle McClean and Maura Nurse to Quitclaim Deed from Jonathan Benjamin, O'Neil Benjamin, Michelle McClean dated December 4, 2019 and filed of record in Instrument No. 20191205-0125455, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except as indicated.

WITNESS our hands this 13th day of December, 2019.

Jonathan Benjamin

O'Neil Benjamin

Michelle McClean

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jonathan Benjamin, O'Neil Benjamin and Michelle McClean, with who I am personally acquainted or has proven to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of December, 2019.

My Commission Expires: _____

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

Notary Public