Karen Johnson Davidson County
Batch# 336661 DEEDWARR
12/31/2019 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191231-0134792

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Allen Vesterfelt
2223B 24th Ave North
Nashville, TN 37208

Map and Parcel
081022E00200CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

WILLIAM E. GRONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 19 day of December, 2019.

Notary Public

My commission expires: 03/07/2023

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **The Kendrick Group, LLC, A Tennessee Limited Liability Company**, has previously been executed and put of record in **Instrument No. 20191029-0111045**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the vesting of the Grantee.

NOW, THEREFORE, for and in the consideration 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 **The Kendrick Group, LLC, A Tennessee Limited Liability Company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Allen Vesterfelt, a Widower**, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 081022E00200CO, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 2 aka Unit 2223B of 2223 A&C 24th Ave. N. Residences, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20171026-0109743, amended in Instrument No. 20190605-0053543, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to The Kendrick Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Integrity First Development Group, LLC, a Tennessee Limited Liability Company, recorded July 19, 2017 in Instrument No. 20170719-0072670, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Allen Vesterfelt, Unmarried from The Kendrick Group, LLC, A Tennessee Limited Liability Company or Record in Instrument Number 20191029-0111045, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 332, Page 81, Register's Office for Davidson County, Tennessee.
• Taxes for 2020 and subsequent years a lien not yet due and payable.
• Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20171026-0109743, amended in Instrument No. 20190605-0053543,
• Charter of Homeowner's Association of record in Instrument Nos. 20171101-0111926, Register's Office for Davidson County, Tennessee.
• Agreement for Shared Driveway of record in Instrument No. 20171026-0109754, Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewer/Storm Drainage of record in Book 4070, Page 664, Register's Office for Davidson County, Tennessee.
• All matters set out in survey dated May 12, 2017 by Quenton S. Pulliam, Registered Land Surveyor #TN2346.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2223B 24th Ave N. Nashville, Tennessee 37208**.

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 Grantors do covenant with the said Grantees that the Grantors are lawfully seized 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; and Grantors to further covenant and bind themselves, their 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 our hands this 19 day of December, 2019.

GRANTORS:

The Kendrick Group, LLC, a Tennessee Limited Liability Company

BY: _____
Philip W. Kendrick
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Philip W. Kendrick**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of November, 2019.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GEORGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

