Karen Johnson Davidson County
Batch# 340773 DEEDWARR
01/09/2020 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200109-0003148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00 (Tax Paid on that Warranty Deed of record in Instrument No. 20141103-0101162, RODCT)

Affiant

Subscribed and sworn to before me this 8th day of January, 2020.

Notary Public

My commission expires: 9/10/22

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park Drive Suite 130B
Nashville, TN 37220

CORRECTIVE WARRANTY DEED IN CORRECTION OF INSTRUMENT NO. 20141103-0101162, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cody Ricketts & Dorothy Ricketts	**New Owner**	**033030B13900CO**
117 Ivy Hill Lane		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

DENI E. LOWE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CODY RICKETTS and DOROTHY RICKETTS, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN [redacted] DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 113 on the plan of Dry Creek Farms, Phase 3, of record in Instrument No. 20070221-0021236 as corrected in Instrument No. 20070411-0043542, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Deni E. Lowe, a single woman, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated 7/16/07 of record in Instrument No. 20070719-0085962, Register's Office of Davidson County, Tennessee.

By way of recital, the purpose of this instrument is to correct the legal description of the property intended to be conveyed by Grantor to Grantees by that Warranty Deed of record in Instrument No. 20141103-0101162, Register's Office of Davidson County, Tennessee, wherein, by mistake and inadvertence, the lot number of the property to be conveyed by said Warranty Deed was incorrectly identified as being Lot No. 13.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

This is improved (__X__) unimproved (_____) property known as 117 Ivy Hill Lane, Goodlettsville, TN 37072.

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 in unencumbered, 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/our hand(s) this 8 day of January, 2020.

Deni E. Lowe

DENI E. LOWE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Deni E. Lowe, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 8TH day of JANUARY, 2020.

My commission expires: 9/6/22

Notary Public

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11/22/23
Notary's Seal (if on paper)

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY