DEED OF CORRECTION

Karen Johnson Davidson County
Batch# 354379 DEEDWARR
02/06/2020 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200206-0013965

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on ~~January~~ February 5th 2020

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rush O'Keefe and Julia O'Keefe 3366 Hillsboro Pike Nashville, TN 37215	Rush O'Keefe and Julia O'Keefe 526 Williamsburg Lane Memphis, TN 381 1 7	117-07-0H-006.00 CO

WHEREAS, Chad Angus, as GRANTOR did execute, on August 29, 2019, and deliver to Rush O'Keefe and Julia O'Keefe as GRANTEES, for the consideration therein mentioned, a Warranty Deed to certain property situated in Davidson County, Tennessee, which said conveyance is recorded as Instrument No. 20190909-0090763, Register's Office for Davidson County; and

WHEREAS, the GRANTOR has determined that it accidentally conveyed the incorrect unit number; and

WHEREAS, this Deed of Correction is for the purpose of correcting that mistake.

NOW, THEREFORE, in order to correct said error, GRANTOR, in consideration of the premises of One ($1.00) Dollar to them paid by said GRANTEES, which is hereby acknowledged, does hereby convey, remise, release and forever quitclaim unto the said Rush O'Keefe and Julia O'Keefe as GRANTEES, their heirs and assigns forever, all of the following tract of land situated in the County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Unit No. 3366 on the Plan of Roderick Square, of record in Plat Book 6250, Page 928, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed of record in Book 6867, Page 385, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Chad Angus, unmarried, by Warranty Deed from Bobby L. Pitts and wife, Florence H. Pitts, of record at Instrument No. 20181019-0103843, in the Register's Office of Davidson County, Tennessee, dated October 17, 2018 and recorded on October 19, 2018.

This is improved property known as 3366 Hillsboro Pike, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This instrument and the interested hereby released and quitclaimed are subject to such limitations and encumbrances as may affect the premises. 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 on ~~January~~ February 5th, 2020.

Chad Angus

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On ~~January~~ February 5th, 2020, before me personally appeared Chad Angus, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on ~~January~~ February 5th, 2020.

NOTARY PUBLIC

My Commission Expires: _____

MICHAEL B. COLYER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2023

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202002060013965