Karen Johnson Davidson County
Batch# 359558 DEEDWARR
02/18/2020 11:23:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200218-0017885

This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone

WARRANTY DEED
(Deed of Correction)

WHEREAS, by deed of record in Book 7441, Page 4, Register's Office for Davidson County, Tennessee, CORNELIA O. STEWART, A WIDOW, conveyed certain property to CURTIS T. STEWART, described as follows:

BEING LOT NO. 12 OF BLOCK "C" ON THE PLAT OF INGLEWOOD TERRACE, AS OF RECORD IN BOOK 1130, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 FRONTS 80 FEET ON THE SOUTHERLY SIDE OF INGLEWOOD CIRCLE, NORTH AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT A. STEWART ET UX, CORNELIA O. STEWART BY DEED OF RECORD IN BOOK 3310, PAGE 53, SAID REGISTER'S OFFICE.

THE SAID ROBERT A. STEWART HAVING SINCE DIED PROPERTY VESTS SOLELY IN CORNELIA O. STEWART, HIS WIDOW.

This is improved property, known as **3709 INGLEWOOD CIRCLE SOUTH, NASHVILLE, TN.**

WHEREAS, by inadvertence and mutual mistake, there was an error in the legal description of said deed for the property being conveyed.

NOW THEREFORE, the Grantors, **CORNELIA O. STEWART, A WIDOW,** for the purpose of correcting said error and in consideration of the sum of Ten and no/100 ($10.00), the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey to **CURTIS T. STEWART,** their heirs and assigns, certain property in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 7 OF BLOCK "C" ON THE PLAT OF INGLEWOOD TERRACE, AS OF RECORD IN BOOK 1130, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROBERT A. STEWART ET UX, CORNELIA O. STEWART BY DEED OF RECORD IN BOOK 3310, PAGE 53, SAID REGISTER'S OFFICE.

THE SAID ROBERT A. STEWART HAVING SINCE DIED PROPERTY VESTS SOLELY IN CORNELIA O. STEWART, HIS WIDOW.

This is improved property, known as **3709 INGLEWOOD CIRCLE SOUTH, NASHVILLE, TN.**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14 day of JANUARY, 2020.

Cornelia O Stewart
CORNELIA O. STEWART

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CORNELIA O. STEWART, the within named bargainor, 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.

DONE at offices in HENDERSONVILLE, TN, on this the 14 day of JANUARY, 2020.

NOTARY PUBLIC
My commission expires: 3/24/2020

DREW MCCRACKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

Affiant

Subscribed and sworn to before me, this the 14 day of JANUARY, 2020.

NOTARY PUBLIC
My commission expires: 3/24/2020

DREW MCCRACKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s) as follows:
CURTIS T. STEWART
150 GRASSLAND DRIVE
GALLATIN, TN 37066

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NO:
072080/018.00

EXHIBIT A

TRACT NO. 1: 2805 EASTLAND AVENUE, NASHVILLE, TN 37208

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF MEADOW ROSE PARK SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 2083, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 9 FRONTS 100 FEET ON THE WESTERLY SIDE OF EASTLAND AVENUE AND EXTENDS BACK BETWEEN LINES 150.23 FEET ON THE NORTHERLY LINE AND 150.23 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR WHICH MEASURES 100 FEET.

BEING THE SAME PROPERTY CONVEYED TO CURTIS T. STEWART AND WIFE, RHONDA KAYE STEWART BY WARRANTY DEED FROM CORNELIA O. STEWART, A SINGLE WOMAN, DATED OCTOBER 12, 1998 AND RECORDED ON OCTOBER 20, 1998 IN BOOK 11162, PAGE 780, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT NO. 2: 1432-1434 INGLEWOOD CIRCLE N., NASHVILLE, TN 37206

BEING LOT NO. 12 OF BLOCK "C" ON THE MAP OF INGLEWOOD TERRACE, AS OF RECORD IN BOOK 1130, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY,

SAID LOT FRONTS 80 FEET ON THE SOUTHEASTERLY SIDE OF INGLEWOOD CIRCLE NORTH AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO A DEAD LINE.

BEING PART OF THE SAME PROPERTY CONVEYED TO CURTIS T. STEWART BY WARRANTY DEED FROM CORNELIA O. STEWART DATED JANUARY 1, 1987 AND RECORDED ON DECEMBER 31, 1987 IN BOOK 7440, PAGE 985, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT NO. 3: 3709 INGLEWOOD CIRCLE S., NASHVILLE, TN 37206

BEING LOT NO. 7 OF BLOCK "C" ON THE PLAT OF INGLEWOOD TERRACE, AS OF RECORD IN BOOK 1130, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROBERT A. STEWART ET UX, CORNELIA O. STEWART BY DEED OF RECORD IN BOOK 3310, PAGE 53, SAID REGISTER'S OFFICE.

THE SAID ROBERT A. STEWART HAVING SINCE DIED PROPERTY VESTS SOLELY IN CORNELIA O. STEWART, HIS WIDOW.

DEED OF CORRECTION TO CORRECT LEGAL DESCRIPTION OF RECORD IN INSTRUMENT NO. _____, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.