Karen Johnson Davidson County
Batch# 377429 DEEDWARR
03/25/2020 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200325-0032455

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

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 BEFORE ME THIS THE 24th day of March, 2020.

Notary Public

Commission Expiration: 03/07/2023

EMILY MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brandi L. Hardin and Kyle W. Hardin 224 Hadleys Bend Blvd. Old Hickory, TN 37138	SAME AS NEW OWNER	063-08-0-240.00

CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed is being recorded to correct that certain Warranty Deed, recorded December 30, 2019 in Instrument No. 20191230-0134617, Register's Office for Davidson County, Tennessee, in which the Map/Parcel ID and Legal Description for the property located at 224 Hadleys Bend Blvd., Old Hickory, TN 37138 were incorrectly stated.

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 ACKNOWLEDGED, WE, **Edward Keel a single man**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandi L. Hardin and Kyle W. Hardin Wife and Husband** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 224 Hadleys Bend Blvd. Old Hickory, TN 37138, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 9, Block "P" on the plan of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Edward Keel, by Deed from Faleshia Harris dated 05/23/2016 filed and recorded 05/27/2016 of record as Instrument No. 20160527-0053549, said Register's Office.

Tax Map and Parcel ID is as follows 063-08-0-240.00.

In the Warranty Deed recorded December 30, 2019 in Instrument No. 20191230-0134617, Register's Office for Davidson County, Tennessee, the Lot Number for the subject property was incorrectly listed as being Lot No. 7, and the Map/Parcel ID was incorrectly listed as 063-08-0-109.00. The correct lot number for the property located at 224 Hadleys Bend Blvd., Old Hickory, TN 37138 is Lot No. 9 and the correct Map/Parcel ID is 063-08-0240.00.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 224 Hadleys Bend Blvd., Old Hickory, TN 37138

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 is unemcumbered, 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 hand this 24th day of March, 2020.

Edward Keel

Edward Keel

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2020, before me personally appeared **Edward Keel a single man**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 24th day of March, 2020.

Notary Public

Commission Expiration: 03/07/2023

True Copy Certification

I, **Angela Pearson**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Angela Pearson

Angela Pearson

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Angela Pearson,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty

My Commission Expires: 9/30/2021

SEAL

