WARRANTY DEED

Karen Johnson Davidson County
Batch# 390803 **DEEDWARR**
04/23/2020 01:31:12 PM 3 pgs
Fees: $18.00 Taxes: $64.75

20200423-0042773

DONNAVON KEITH VASEK, JR. NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS CORRECTIVE DEED/TRANSFER IS $163,000 WITH RESPECT TO $145,500 OF WHICH AMOUNT, THE RECORDING TAXES HAVE ALREADY BEEN PAID IN CONJUNCTION WITH THE RECORDATION OF THE DEED BEING CORRECTED HEREBY, INSTRUMENT #20190410-0032638, ON APRIL 10. 2019. RECORDING TAXES SHOULD BE CALCULATED OF AND WITH RESPECT TO THE ADDITIONAL CONSIDERATION OF $17,500.

John M. Everett
Affiant

Subscribed and sworn to before me this the 15th day of April, 2020.

Donnavon Vasek
Notary Public

My Commission Expires: 06-07-2020
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY
McKoon, Williams, Atchley & Stulce, PLLC
633 Chestnut Street, Suite 1500, Chattanooga, TN 37450

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brenda P. Corn	Brenda P. Corn	064-02-0-090.00
(NAME)	(NAME)	
213 Hidden Harbour Drive	213 Hidden Harbour Drive	064-0-02-0-090.00
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, John M. Everett, Personal Representative of the Estate of Mildred E. Helton, deceased, Wilson County, Tennessee Probate Docket No. 2018 PR 440, hereinafter called Grantor(s), have bargained and sold and by these presents do transfer and convey unto Brenda P. Corn, hereinafter called the Grantee(s), assigns a certain tract or parcel of land in Davidson County, Tennessee, to which is hereby made a more complete description:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Brandywine Farms, Section 5, of record in Book 4175, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 121 fronts 160.07 feet on the southerly side of Barley Mill Road and extends back on the West line 234.1 feet and on the east line 224.1 feet to a line in the rear which measures 230.1 feet.

Being part of the same property conveyed to Bobby G. Helton and wife Mildred E. Helton by Warranty Deed form I. J. R. Coarsey, Trustee, dated May 28, 2007 of record in Instrument No. 20070530-0063791, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Mildred E. Helton by Quitclaim Deed dated 5/22/2007 and recorded 5/30/2007 of record in instrument 20070530-0063791, Register's Office of Davidson County, Tennessee.

The said Mildred E. Helton died testate on May 12, 2018 appointing John M. Everett, as her Personal Representative as evidenced in her Last Will and Testament filed under Docket No. 2018PR440, in the Probate Court for Wilson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 4175, Page 18, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restriction and easements, if any, recorded in Book 3816, Page 544 and Book 4242, Page 598, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

This conveyance is further subject to (1) all applicable zoning ordinances; (2) utility, sewer drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restriction, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

Unimproved ☒

This is Improved ☐ property, known as 214 Barley Mill Road, Old Hickory, TN 37138
(House Number) (Block) (PO Address) (City/Town) (Postal Zip)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), assigns forever, and we do covenant with the said Grantee(s) that we 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 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 Grantee(s), 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.

This Warranty Deed corrects and replaces and supersedes that certain Warranty Deed from Jean E. Garrett as Grantor, shown in said deed as "Executor of the Estate of Mildred E. Helton" to Brenda P. Corn, as Grantee, dated April 3, 2019, and recorded on April 10, 2019 as instrument no. 2019410-0032638 in the Register's Office of Davidson County, Tennessee and is made in consideration of the settlement of that certain litigation, formerly pending in the Circuit Court of Davidson County, Tennessee, Docket No. 20C436 and the payment to Grantor by or on behalf of the Grantee, of the additional sum of $17,500, the receipt and sufficiency of which is hereby acknowledged. The Parties hereto, Grantor and Grantee, intend that this Warranty Deed be effective, NUNC PRO TUNC as of April 3, 2019.

WITNESS my hand this 15th day of April, 2020.

ESTATE OF MILDRED E. HELTON, DECEASED
WILSON COUNTY PROBATE DOCKET NO. 2018 PR 440

John M. Everett Executor
JOHN M. EVERETT, EXECUTOR

DONNAVON KEITH VASEK, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John M. Everett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Personal Representative of the Estate of Mildred E. Helton, Deceased, and that he as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at 137 Public Square, Lebanon, TN, this 15 day of April, 2020.

DONNAVON KEITH VASEK, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 06-07-2020