Note
Tax Stamps were paid on previous record of record in Instrument No. 20190826-0085646

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912396

Karen Johnson Davidson County
Batch# 390865 DEEDWARR
04/23/2020 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200423-0042852

CORRECTIVE WARRANTY DEED

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
My Comm Exp. 8/22/2021
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2019.

NOTARY PUBLIC

My commission expires: 8/22/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kinyata McGee-Swope 929 30th Avenue Nashville, TN 37209	Same address as new owner	092-06-0-007.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Eleven Thousand and 00/100 Dollars ($511,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES RANDELL CHERRY JR. AND ANN MARIE CHERRY, AND ZACHARY LANE TAYLOR**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KINYATA MCGEE-SWOPE AND DANIEL A SWOPE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of George I. Waddy's Subdivision of Blocks 16 and 26 of Midway, of record in Plat Book 421, page 55, 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 the same property conveyed to James Randell Cherry Jr. and Ann Marie Cherry, and Zachary Lane Taylor, by Warranty Deed from Pate Holdings, LLC, dated 9/25/2018, recorded 9/28/2018, of record in Instrument No. 20180928-0096410, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Pate Holdings, a Tennessee limited liability company, by Warranty Deed from DBH Investment Group, a Tennessee limited liability company, dated 9/30/2016, recorded 10/3/2016, of record in Instrument No. 20161003-0104106, said Register's Office.

The address of the herein described property is believed to be 929 30th Avenue, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of August, 2019.

JAMES RANDELL CHERRY JR.

ANN MARIE CHERRY

ZACHARY LANE TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James Randall Cherry, Jr., Ann Marie Cherry and Zachary Lane Taylor, 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.

WITNESS my hand and seal, this the 20th day of August, 2019.

Notary Public

Jacqueline G Brown
Printed Notary Name

My commission expires: 3-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022