Karen Johnson Davidson County
Batch# 410159 DEEDWARRSP
06/04/2020 02:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200604-0057599

File Number: 2837798

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
MARC DEJAEGER, 2324 RIVERWAY DRIVE, OLD HICKORY,TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053-06-0-B07-10-0C0

SPECIAL WARRANTY DEED
(Corrective Deed)

This deed is being recorded to correct the Grantor name and to supply the Derivation Clause which was omitted from that deed from grantor to grantee recorded 02/13/2012 as Instrument Number 20120213-0012628

THIS INDENTURE, made and entered into as of the March 12th, 2020, by and between **BAC HOME LOANS SERVICING, LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP**, whose mailing address is **C/O Bank of America, N.A 7105 Corporate Dr. Plano TX, 75024**, hereinafter grantor, and party of the first part, for $80,100.00 (Eighty Thousand One Hundred Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **MARC DEJAEGER**, hereinafter grantee, party of the second part, whose tax mailing address is **2324 RIVERWAY DRIVE, OLD HICKORY, TN 37138**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $10.00 (Ten Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **2324 RIVERWAY DRIVE, OLD HICKORY, TN 37138**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed to **BAC HOME LOANS SERVICING, LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP from RECONTRUST COMPANY N.A., TRUSTEE.**
Acquired Date 03/11/2011
Document number 20110311-0019532

Parcel ID: 053-06-0-B07-10-0C0

THE GRANTEE(S), OR PURCHASER(S), OF THE PROPERTY MAY NOT RE-SELL, RECORD, AN ADDITIONAL CONVEYANCE DOCUMENT,OR OTHERWISE TRANSFER TITLE TO THE PROPERTY WITHIN 60 DAYS FOLLOWING THE GRANTOR'S EXECUTION OF THIS DEED.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on March 12th, 2020:

Bank of America National Association by successor and merger to BAC Home Loans Servicing, LP, F/K/A Countrywide Home Loans Servicing, LP

By: _____

Name: Todd Gabert

Its: Assistant Vice President

STATE OF Arizona

COUNTY OF Maricopa

Before me, David Mazek, a Notary Public of said State and County aforesaid, personally appeared Todd Gabert its Assistant Vice President on behalf of **Bank of America National Association by successor and merger to BAC Home Loans Servicing, LP, F/K/A Countrywide Home Loans Servicing, LP** and who proved to me their identity on the basis of satisfactory evidence, and who, upon oath, acknowledged himself or herself to be Assistant Vice President of Bank of America N.A. the within named Grantor and that he or she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 13th day of March, 20 20

_____
Notary Public David Mazek

My Commission Expires 6/11/2020

DAVID B MAZEK
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
June 11, 2020

State of Pennsylvania
County of Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $80,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Exempt: Corrective deed, transfer taxes were paid on original recording.

Subscribed and sworn to before me

This 18 day of March, 2020.

Commonwealth of Pennsylvania - Notary Seal
Heather L. Burroughs, Notary Public
Allegheny County
My commission expires March 13, 2022
Commission number 1328277
Member, Pennsylvania Association of Notaries

Affiant

MICHAEL J. WEBB
Print Name

(Seal)

Notary Public

My commission expires:
March 13, 2022

HEATHER L. BURROUGHS
Print Name

CTIC# _____

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING LOT NO. 52 ON THE PLAN OF WATERFORD, SECTION 5-B, OF RECORD IN PLAT BOOK 7900, PAGE 838, REGISTER'S OFFICE OF FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP BY DEED OF RECONTRUST COMPANY NA DATED 03/09/2011 AND RECORDED 03/11/211 IN INST 20110311-0019532, REGISTER'S OFFICE OF FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID: 053-06-0-B07-10-0C0

True Copy Certification

I, Heidi Jones, 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.

Heidi Jones

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Karen Rose Hall a notary public for this county and state, Heidi Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen Rose Hall

Notary's Signature

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen Rose Hall, Notary Public
Center Twp., Beaver County
My Commission Expires Aug. 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Seal