Karen Johnson Davidson County
Batch# 428096 DEEDWARR
06/29/2020 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200629-0070135

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Send Tax Bills To:
New Owner

New Owner is:
Ridgemont Homes, LLC
7123 Crossroads Blvd. Suite E
Nashville, TN 37027

Map and Parcel
092-13-0-173.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEARBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00 DOLLARS.

Affiant

Subscribed and sworn to before me this 29 day of June, 2020.

Notary Public

My commission expires: 5/3/21

SAM H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DEED OF CORRECTION

WHEREAS, a Warranty Deed conveying the within described property from **Chan McCullough, married**, (Grantor) to **Ridgemont Homes, LLC**, (Grantee) has previously been executed and put of record in **Instrument No. 20200325-0032195**, in the Register's Office of Davidson Count, Tennessee, and

WHEREAS, a Quitclaim Deed had previously conveyed the within described property from **Talton Williams Marital Trust**, (Grantor) to **Chan McCullough**, (Grantee), was executed, and put of record in **Instrument No. 20190621-0060096**, in the Register's Office of Davidson County, Tennessee and

WHEREAS, a Final Decree Confirming Sale had previously conveyed the within described property from **Claudia C. Bonnyman, Clerk and Master for The Chancery Court for Davidson County, Tennessee**, (Grantor) to **Talton Williams Marital Trust**, (Grantee), was executed, and put of record in **Instrument No. 19991208-0300992**, in the Register's Office of Davidson County, Tennessee, and

WHEREAS, the said Decree was deficient in that the Grantee was incorrectly listed as **Talton Williams Marital Trust,** and not the true Grantees, which were **The Trustees for the Talton Williams 1997 Marital Trust**.

NOW, THEREFORE, for and in the consideration of Zero Dollars ($0.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, and for the purpose of taking corrective action to cure the herein listed deficiency, **The Trustees for the Talton Williams 1997 Marital Trust, (Grantors),** have bargained and sold, and by these presents do transfer and convey unto **Chan McCullough, (Grantee),** his successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 and part of Lot No. 5 of Block 11 on the Plan of Charlotte Park Company's Second Addition of record in Plat Book 57, Page(s) 160 and 161, in the Register's Office for Davidson County, Tennessee, tp which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to any and all existing easements and restrictions as shown of record no stated herein.

This is property commonly known as: **3319 Park Avenue, Nashville, TN 37209.**

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, his successors and assigns, forever.

The Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said tract and parcel of land in fee simple, and have a good right to convey same and that same is unencumbered.

The Grantors do further covenant and bind themselves and their successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 29 day of June, 2020.

GRANTORS:

Talton Williams 1997 Marital Trust

By: _____
Chan McCullough, Trustee

By: _____
Nancy Ryans, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chan McCullough, Trustee of the Talton Williams 1997 Marital Trust and Nancy Ryans, Trustee of the Talton Williams 1997 Marital Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Trustees of the Talton Williams 1997 Marital Trust, and being authorized so to do, executed the within instrument on behalf of the Talton Williams Marital Trust for the purposes therein contained.

Witness my hand and official seal, this 29 day of June, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

GRANTEE:

Chan McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chan McCullough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of June, 2020.

Notary Public

My Commission Expires: 5/3/21

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY