CORRECTIVE WARRANTY DEED

Karen Johnson Davidson County
Batch# 430357 DEEDWARR
07/06/2020 09:45:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200706-0072190

JM-SB-VRES-20-452-506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS. TAXES WERE PAID ON THE WARRANTY DEED FILED AS INSTRUMENT NO. 20200429-0044680 DAVIDSON COUNTY, TENNESSEE.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL J. HINNAM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 03-09-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
PNI, LLC	**NEW OWNER**	
(NAME)	(NAME)	
209 Neelys Bend Road		**05201031900 AND 05201032000**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, a Warranty Deed conveying the within described property to **PNI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** as Grantee, from **ROSEMARIE D. HOOPER AND DONALD RAYE DEMARCUS, AS CO-EXECUTORS OF THE ESTATE OF VELVA ANN DEMARCUS, AND ROSEMARIE D. HOOPER AND KATHLEEN A DOZIER AND MICHAEL CHAD DEMARCUS AND TERESA DEMARCUS AND DANIEL LEE DEMARCUS AND DONALD RAYE DEMARCUS, INDIVIDUALLY AS THE HEIRS AT LAW FOR VELVA ANN DEMARCUS,** as the Grantors, having previously been executed April 27, 2020 and filed April 29, 2020 of record at **Instrument No. 20200429-0044680**, Register's Office Davidson County, Tennessee.

WHEREAS, said Warranty Deed were deficient in that the legal description contained an error.

NOW THEREFORE, for and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Grantors **ROSEMARIE D. HOOPER AND DONALD RAYE DEMARCUS, AS CO-EXECUTORS OF THE ESTATE OF VELVA ANN DEMARCUS, AND ROSEMARIE D. HOOPER AND KATHLEEN A DOZIER AND MICHAEL CHAD DEMARCUS AND TERESA DEMARCUS AND DANIEL LEE DEMARCUS AND DONALD RAYE DEMARCUS, INDIVIDUALLY AS THE HEIRS AT LAW FOR VELVA ANN DEMARCUS,** have bargained and sold, and by these presents do transfer and convey unto Grantee, **PNI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1 – 452 Neely Bend Rd. 05201031900
LAND being in the 11th Civil District of Davidson County, Tennessee, being the west half of Lot No. 11 on the Plan of Madison Park Subdivision, of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 11 fronts 100 feet on the southerly side of Neelys Bend Road and runs back between parallel lines as measured from center of said road, 600 feet to a dead line.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a portion of the property conveyed to Metropolitan Government of Nashville & Davidson County in Instrument Number 20070613-0071075, described as follows:

Right-of-Way Acquisition
BEGINNING at a point on the present right-of-way of Neelys Bend Rd., 24.23 feet right of the centerline station 22+83.98 for project 06-R-02, said point being the Point of Beginning; thence S 84 deg. 35 min. 18 sec. E a distance of 99.40 feet; thence S 05 deg. 30 min. 01 sec. W a distance of 8.63 feet; thence N 84 deg. 36 min.48 sec. W a distance of 99.40 feet; thence N 05 deg. 30 min. 01 sec. E a distance of 8.67 feet to the Point of Beginning; Containing 869 square feet, more or less.

BEING the same property conveyed to Neal B. Demarcus and wife, Ann Demarcus by Warranty deed from Oscar J. Cline and Anna Florene Cowan of record in Book 7669, page 586, Register's Office for Davidson County, Tennessee, dated September 30, 1988 and recorded on October 4, 1988.

Tract 2: 506 Neelys Bend Rd. 05201032000
Sub-Tract No. 1:
LAND in Davidson County, Tennessee, being the northerly 300 feet of the easterly one-half of Lot No. 11 on the Map of Madison Park Subdivision, as of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee.

SAID SUB-TRACT NO. 1 BEING the same property conveyed to Neal B. DeMarcus and wife, Velva Ann C. DeMarcus, by Warranty Deed from Edward W. Joyner and wife, Mildred Nix Joyner, dated 11/29/1962 and recorded 11/30/1962 in

Book 3464, Page 259, Register's Office for Davidson County, Tennessee.

Sub-Tract No. 2:
LAND IN Davidson County, Tennessee, being the southerly 300 feet of the easterly one-half of Lot No. 11 on the Map of Madison Park Subdivision, as of record in Book 421, page 184, Register's Office for Davidson County, Tennessee.

SAID SUB-TRACT NO. 2 BEING the same property conveyed to Neal B. Demarcus and wife, Ann Demarcus by Warranty deed from Frank M. Garrett and wife, Ruby Garrett of record in Book 3989, page 255, Register's Office for Davidson County, Tennessee, dated February 11, 1966 and recorded on February 18, 1966.

INCLUDED IN THE ABOVE DESCRIPTION FOR TRACT NO. 2, BUT EXCLUDED FROM THIS CONVEYANCE is a portion of the property conveyed to Metropolitan Government of Nashville & Davidson County in Instrument Number 20070613-0071074, described as follows:

Right-of-Way Acquisition:
BEGINNING at a point on the present right-of-way of Neelys Bend Rd., 24.30 feet right of the centerline station 23+83.38 for project 06-R-02, said point being the Point of Beginning; thence S 84 deg. 32 min. 09 sec. E a distance of 99.73 feet; thence S 05 deg. 30 min. 01 sec. W a distance of 8.49 feet; thence N 84 deg. 36 min.48 sec. W a distance of 99.73 feet; thence N 05 deg. 30 min. 01 sec. E a distance of 8.63 feet to the Point of Beginning; Containing 860 square feet, more or less.

Velva Ann Demarcus died July 13, 2019, having been predeceased by Neal Bennett Demarcus, leaving the property to her five children Jeffrey Alan Demarcus, Don Demarcus, Kathleen Dozier, Rosemarie Hooper and Teresa Demarcus in her Will probated at Docket No.19p1590. Affidavit of heirship 20191127-0122802 also mentions that Jeffrey Demarcus predeceased Velva Ann Demarcus and left heirs Daniel L. Demarcus and Michael Chad Demarcus.

Velva Ann DeMarcus, Ann DeMarcus, and Melva Ann C. Demarcus referenced in the prior instruments of conveyance are all one and the same.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 421, Page 184, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5148, Page 137, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **452 and 506 Neelys Bend Road, Madison, Tennessee 37115**.

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), their heirs and 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), 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 our hands this the 11 DAY OF June, 2020.

GRANTEE:

PNI, LLC,
a Tennessee limited liability company

Therese Winnington
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THERESE WINNINGTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of PNI, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of June, 2020.

Notary Public
My Commission Expires: 6/10/2021
(SEAL)

NOREEN HUBBELING
STATE OF TENNESSEE
NOTARY PUBLIC
MASON COUNTY

GRANTORS:

Rosemarie D. Hooper

Kathleen A Dozier

Michael Chad DeMarcus

Teresa DeMarcus

Daniel Lee DeMarcus

Donald Raye DeMarcus

Estate of Velva Ann DeMarcus

BY: _____
Donald Raye DeMarcus
Co-Executor

BY: _____
Rosemarie D. Hooper
Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of April, 2020.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)

JAN DEMARCUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of April, 2020.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)

JAN DEMARCUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of April, 2020.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)

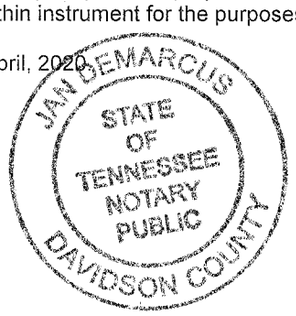
JAN DEMARCUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of April, 2020.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

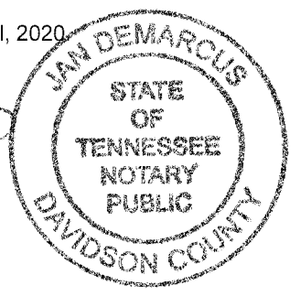


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of April, 2020.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

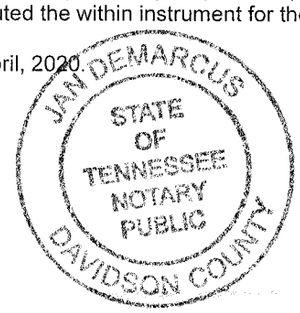


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of April, 2020.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

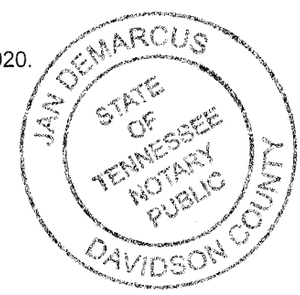


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD RAYE DEMARCUS, CO-EXECUTOR of the ESTATE OF VELVA ANN DEMARCUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of April, 2020.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

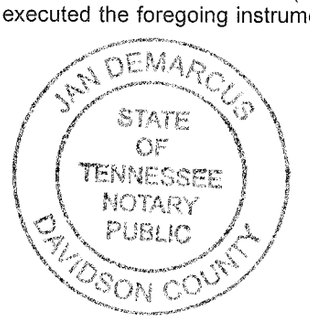


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSEMARIE D. HOOPER, CO-EXECUTOR of the ESTATE OF VELVA ANN DEMARCUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of April, 2020.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

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