Karen Johnson Davidson County
Batch# 434870 DEEDWARR
07/10/2020 12:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200710-0075502

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To: **NEW OWNER**

New Owner is:
David G. Woodward and Donna B. Woodward
700 Westcott Lane
Nolensville, TN 37135

Map and Parcel
187-05-0A-100.00-CO

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS **$0.00** DOLLARS.

Affiant

Subscribed and sworn to before me this 1st day of July, 2020.

My commission expires: _____

Notary Public

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

• • • • •

DEED OF CORRECTION FOR WARRANTY DEED

WHEREAS, a **Warranty Deed** conveying the within described property to **David G. Woodward and Donna B. Woodward, husband and wife,** has previously been executed and put of record in **Instrument Number 20180619-0058897** , Register's Office of **Davidson** County, Tennessee.

WHEREAS, the aforementioned Warranty Deed had an error in the name of the Grantor, in that it listed the Grantor as Kathy F. Garcia, Trustee of The Kathy F. Garcia Revocable Trust U/T/A/ dated March 1st, 2016 in lieu of the correct Grantor Kathy F. Garcia, Trustee of the Garcia Family Revocable Trust U/T/A dated December 30, 2013.

NOW, THEREFORE, For in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **KATHY F. GARCIA, TRUSTEE OF THE GARCIA FAMILY REVOCABLE TRUST U/T/A/ DATED DECEMBER 30, 2013,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the said **David G. Woodward and Donna B. Woodward, husband and wife,** hereinafter referred to as Grantees, their heirs 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. 100 on the Plan of Final Plat of Burkitt Springs, Phase 1 of record in Plat at Instrument No. 20140115-0004012, 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 Kathy F. Garcia, Trustee of the Garcia Family Revocable Trust U/T/A dated December 30, 2013 by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20150420-0035189 Register's Office for Davidson County, Tennessee.

Property Address: 700 Westcott Lane, Nolensville, TN 37135

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

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

Witness our hands this 1st day of July 2020

GRANTOR:

The Garcia Family Revocable Trust U/T/A dated December 30, 2013

Kathy F. Garcia, Trustee

Kathy F. Garcia, Trustee

STATE OF TENNESSEE,
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy F. Garcia, Trustee of The Garcia Family Revocable Trust U/T/A December 30, 2013 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st day of July, 2020.

Notary Public

My Commission Expires: July 13, 2020
(SEAL)

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

The Kathy F. Garcia Revocable Trust U/T/A dated March 1, 2016*

Kathy F. Garcia, Trustee

Kathy F. Garcia, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy F. Garcia, Trustee of Kathy F. Garcia Revocable Trust U/T/A March 1, 2016 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st day of July, 2020.

Notary Public

My Commission Expires: _____
(SEAL)

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

Kathy F. Garcia

Kathy F. Garcia (Individually)**

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy F. Garcia, 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 1st of July, 2020.

Notary Public

My Commission Expires: _____
(SEAL)

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

*** Kathy F. Garcia, Trustee of The Kathy F. Garcia Revocable Trust U/T/A/ March 1, 2016 joins in the execution of this instrument for the purpose of conveying her interest, if any, in the aforementioned property.**

**** Kathy F. Garcia (Individually)joins in the execution of this instrument for the purpose of conveying her interest, if any, in the aforementioned property.**

GRANTEE:

David G. Woodward

Donna B. Woodward

Donna B. Woodward

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Woodward and Donna B. Woodward, the within named bargainors, 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 10th of July, 2020.

Notary Public
My Commission Expires: 03/8/2021
(SEAL)

CONNOR HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 8, 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