Karen Johnson Davidson County
Batch# 437505 DEEDWARR
07/14/2020 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200714-0077055

**THIS INSTRUMENT PREPARED BY:**

Anchor Title, LLC
6970 Moores Lane
Brentwood, TN 37027

**NAME AND ADDRESS OF NEW OWNERS:**

Nicholas Trice
202 Hart Lane
Nashville, TN 37207

**SEND TAX BILLS TO:**
SAME

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# CORRECTIVE WARRANTY DEED

(Map/Parcel 060 12 0 243 00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **J. WORD PROPERTIES, LLC**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **NICHOLAS TRICE** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 55, Block C, on the Plan of Highland Park, of record in Plat Book 974, Page 33, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to J. Word Properties, LLC, by Quitclaim Deed dated May 29, 2019, from Christian Molina and Soo J. Molina, recorded recorded June 6, 2019 in Instrument No. 20190606-0054168, in the Register's Office of Davidson County, Tennessee. See also, prior deeds of record in Instrument No. 20150302-0017686 and Instrument No. 20180301-0019338, said Register's Office.

**This instrument is being recorded in order to correct the conveyance of the subject property shown in that prior Warranty Deed to Nicholas Trice from J. Word Properties, LLC, of record in Instrument No. 20190606-0054207, in said Register's Office, which document, by inadvertance and mistake, had an incorrect effective date of May 24,**

**date of May 24, 2019. The execution of this instrument is to properly effectuate the transfer of the subject property to the Grantee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 202 Hart Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenant with the said Grantees that Grantor are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenant and bind Grantor, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 14th day of July, 2020.

J. WORD PROPERTIES, LLC

By: _____
JASON WORD, Managing Member

STATE OF TENNESSEE )
COUNTY OF )

Before me, April G. Nichols, a Notary Public in and for said County and State, personally appeared Jason Word, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Managing Member of J. Word Properties, LLC, the within named bargainor, a corporation, and that as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Jason Word, as Managing Member.

Notary Public

My Commission Expires: 6-24-2023
(SEAL)




AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF )

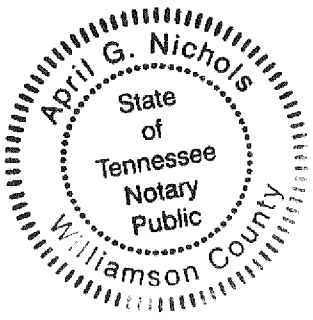
I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lakin Singleton
Affiant

Subscribed and sworn to before me this 14th day of July, 2020.

Notary Public

My commission Expires: 6-24-2023



Certificate of Authenticity

I, April G. Nichols, 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, Ryan Beane, a notary public for this county and state, April G. Nichols 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: 11/6/2023.

Notary's Seal (If on paper)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson