This Instrument Prepared By:
Anchor Title, LLC
6970 Moores Lane
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 438331 DEEDWARR
07/15/2020 01:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200715-0077587

INSTRUMENT OF CORRECTION
(Correction of Warranty Deed of Record in Instrument #20170526-0052594, Register's Office for Davidson County, Tennessee)

THIS AGREEMENT made this 10th day of July, 2020 by and between J. Word Properties, LLC (hereinafter referred to as "Grantor") and LaTroy D. Boseman (hereinafter referred to as "Grantee").

WHEREAS, the Warranty Deed dated May 24, 2017, of record in Instrument #20170526-0052594, of the Register's Office of Davidson County, Tennessee, inadvertently and mistakenly conveyed the incorrect legal description. The parties are in agreement that the error was inadvertent and should be corrected.

THEREFORE, FOR AND IN CONSIDERATION of the sum of one dollar ($1.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor is hereby amending the Warranty Deed of record in Instrument #20170526-0052594, of the Register's Office of Davidson County, Tennessee, to reflect that the correct and intended legal description shown on said Warranty Deed should be as follows:

Being Lot No. 62-B, Zone of Lot No. 62, Phase II, Deer Meadows, of record in Book 6250, page 280 and Book 6250, page 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J Word Properties, LLC from Leland D. Watts by Warranty Deed dated December 5, 2014 and recorded December 9, 2014 in Instrument #20141209-0112527, Register's Office for Davidson County, Tennessee.

Address is known as: 712 Flint Ridge Road, Whites Creek, TN 37189

All the other covenants, warranties, terms and provisions of said Warranty Deed are affirmed and are incorporated herein by reference.

WITNESS OUR HANDS this 10th day of July, 2020.

GRANTOR:

J. WORD PROPERTIES, LLC

By: _____
JASON WORD, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, 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 such person to be Managing Member (or other officer authorized to execute the instrument) of J. Word Properties, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the J. Word Properties, LLC, as Managing Member.

Witness my hand and seal this 10th day of July, 2020.

_____
NOTARY SIGNATURE
Notary Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

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