THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Suite 130
Nashville, Tennessee 37215

File No. 200527337

The purpose of this Deed of Correction is for Olivia Wyszkowski NKA Olivia Stuart to properly convey her interest in the subject property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

KCR
Affiant

Subscribed and sworn to before me, this 5th day of August, 2020

JAnderson
Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 458388 **DEEDWARR**
08/17/2020 12:31:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200817-0092042

DEED OF CORRECTION

WARRANTY DEED

Address New Owner: Kristen Elizabeth Sherrerd 706 Prospect Hill Nashville, TN 37209	Send Tax Bills To: New Owners	Tax Information: 091 05 0C 706.00

WHEREAS, a Warranty Deed conveying the within described property has previously been executed and put of record in **Instrument No. 20200721-0079999**, Register's Office of Davidson County, TN.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed did not include the correct Grantors and omitted Olivia Wyszkowski now known as Olivia Stuart from the notary acknowledgement.

WHEREAS, the correct Grantors of the property are Christopher J. Stuart and Olivia Wyszkowski now known as Olivia Stuart, husband and wife.

WHEREAS, the Grantees and Grantors have agreed to correct said errors;

NOW, THEREFORE, for and 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 **Christopher J. Stuart and Olivia Wyszkowski now known as Olivia Stuart, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kristen Elizabeth Sherrerd, an unmarried woman,** hereinafter referred to as Grantee, her heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 706 of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Vernon Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20061024-0131877, in the Register's office for Davidson

County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Christopher J. Stuart, an unmarried man and Olivia Wyszkowski, an unmarried woman, by Warranty Deed from Lisa Dodge Grau and Spouse, Gary Richard Grau, of record in Instrument No. 20150429-0038336, in the Register's Office of Davidson County, Tennessee, dated April 27, 2015 and recorded on April 29, 2015.

Olivia Wyszkowski and Olivia Stuart being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Westover Subdivision of Lot No. 37 Cockrill Plan, as recorded in Plat Book 421, Page(s) 25.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061024-0131877.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No's. 20060228-0022628, 20060309-0027613, 20060509-0053837 and 20060912-0112820.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No's. 20060309-0027611 and 20060825-0105279.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 706 Vernon Avenue Nashville TN 37209

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantee, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument **No. 20200721-0079999**, Register's Office for said County.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument on this 31st day of July, 2020.

GRANTORS:

Christopher J. Stuart

Olivia Wyszkowski, now known as Olivia Stuart

STATE OF North Carolina)
COUNTY OF Mecklenburg)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher J. Stuart** and **Olivia Stuart**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31 day of July, 2020.

Notary Public

My Commission Expires: March 8, 2025

TIFFANY MARIE VARGAS NOTARY PUBLIC CABARRUS COUNTY, NC My Comm. Expires March 8, 2025

IN WITNESS WHEREOF, the parties have executed this instrument on this 5th day of August, 2020.

GRANTEE:

Kristen Elizabeth Sherrerd

~~Kristin~~ **Elizabeth Sherrerd**
Kristen

KS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

kristen KS

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~Kristin~~ **Elizabeth Sherrerd**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 5th day of August, 2020

Notary Public

My commission expires: 5/7/2024

RYAN DIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024