RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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

File No. 180917936

The purpose of this Deed of Correction is to correct the plat instrument number in the legal description.

Karen Johnson Davidson County
Batch# 460552 **DEEDWARR**
08/20/2020 10:15:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200820-0093944

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 18 day of August, 2020

Notary Public
My Commission Expires: 1-5-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

DEED OF CORRECTION

WARRANTY DEED

Address New Owner: Matthew Osler and Blair Osler 1130 McChesney Avenue Nashville TN 37216	Send Tax Bills To: New Owners	Tax Information: 072-03-0-111.00

WHEREAS, a Warranty Deed conveying the within described property has previously been executed and put of record in **Instrument No. 20181017-0102769**, Register's Office of Davidson County, TN.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed did not include the correct Plat Instrument Number in the legal description intended to be conveyed which was described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the map entitled 1130 McChesney Avenue, of record in Instrument No. 20131115-0118301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

WHEREAS, the legal description in said Warranty Deed referenced Plat Instrument No. 20131115-0118301 when it should have referenced Plat Instrument No. is 20131025-0111287.

WHEREAS, the Grantees and Grantor 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 **Matthew Shultz, unmarried,** hereinafter called the Grantor, have

bargained and sold, and by these presents do transfer and convey unto **Matthew Osler and Blair Osler, husband and wife,** hereinafter referred to as Grantees, their heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the map entitled 1130 McChesney Avenue, of record in Instrument No. **20131025-0111287**, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MATTHEW SHULTZ and JULIETTE SHULTZ, husband and wife, by deed from JASON QUIRAM AND ERIC QUIRAM, of record in Instrument No. 20150108-0002268 , dated December 31, 2014 , said Register's Office.

Being further conveyed to MATTHEW SHULTZ by deed from JULIETTE SHULTZ, of record in Instrument No. 20170531-0054071, dated May 19, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 072-03-0-111.00.

Davidson County taxes for 2018, Map-Par. 072-03-0-111.00, $3,345.88, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20131025-0111287, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 1130 McChesney Avenue Nashville TN 37216

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantor do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument **No. 20181017-0102769**, 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 17 day of August, 2020.

GRANTOR:

Matthew Shultz by Dwight Wiles Attorney in Fact

Matthew Shultz
By: Dwight Wiles, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dwight Wiles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Matthew Shultz and that he is authorized by Matthew Shultz to execute this instrument on his behalf.

Witness my hand, at Office, this 17th day of August, 2020.

Mallory K Mason
Notary Public

Mallory K. Mason
State of Tennessee Notary Public
Davidson County

My Commission Expires: March 8, 2021

IN WITNESS WHEREOF, the parties have executed this instrument on this 17 day of August, 2020.

GRANTEES:

Matthew Osler

Blair Osler by Matthew Osler, Attorney-In-Fact

Blair Osler
By: Matthew Osler, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Matthew Osler**, individually and as Attorney-in-fact for **Blair Osler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 19 day of August, 2020

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission expires: 6-5-24