SEND TAX BILLS TO:
ANTHONY MCKAY
8223 ALAMO ROAD
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel Nos:
09109000600 & 09109000800

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 N. Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1189

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 492034 **DEEDWARR**
10/08/2020 11:38:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201008-0117123

WARRANTY DEED OF CORRECTION

WHEREAS, **RED RIVER DEVELOPMENT, LLC, a Tennessee limited liability company and RYLAN KEAN**, have heretofore executed to **ANTHONY MCKAY**, a certain Warranty Deed of record in **Instrument No. 20190911-0091701**, in the Register's Office for Davidson County, Tennessee (herein after "Warranty Deed"); and,

WHEREAS, by mutual mistake the map and parcel numbers, legal description and deed derivations of the property were not correct in the Warranty Deed; and,

NOW, THEREFORE, for and in consideration of the sum of One and No/100 Dollar ($1.00), cash in hand paid, and for the purpose of correcting the error in the map and parcel numbers, legal description and deed derivations in the Warranty Deed, **RED RIVER DEVELOPMENT, LLC, a Tennessee limited liability company and RYLAN KEAN** do hereby transfer and convey unto **ANTHONY MCKAY**, his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 20th Council District of Davidson County, Tennessee, bound and described as follows:

Being known and designated as all of Lot No. 1, containing 0.323 acres, more or less, Consolidation Plat of the Dison and Red River Development, LLC Properties, as shown on the plat of the same of record in Instrument No. 20190729-0074547, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Red River Development, LLC, a Tennessee limited liability company and Rylan Kean by Warranty Deed from

James Larry Dison, unmarried, dated November 29, 2018, and of record in Instrument No. 20181212-0121145, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Red River Development, LLC, a Tennessee limited liability company and Rylan Kean by Quitclaim Deed from James L. Dison, unmarried, dated February 20, 2019, and of record in Instrument No. 20190225-0016884, in the Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY known as **6216 ROBERTSON AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Grantee, his heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantee that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

ANTHONY MCKAY joins in this instrument to consent to the correction of the map and parcel numbers, property description and deed derivations herein.

WITNESS OUR HANDS this 25 day of August, 2020.

RED RIVER DEVELOPMENT, LLC

BY: BRIAN RICHARDSON, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BRIAN RICHARDSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Sole Member of **RED RIVER DEVELOPMENT, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 25 day of August, 2020.

NOTARY PUBLIC

My commission expires: 3/6/24

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RYLAN KEAN

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a notary public of the state and county aforesaid, **RYLAN KEAN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of June, 2020.

NOTARY PUBLIC

My commission expires: 07/12/23

JOSH WARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

ANTHONY MCKAY

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned authority, a notary public of the state and county aforesaid, ANTHONY MCKAY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of October, 2020.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-18-2022