NEW OWNER:
Tony Kevin Sanders
Jimmy Wayne Sanders
1031 Alexandria Way
Lebanon, TN 37087

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

File No. 20-0120

The purpose of this deed is to correct the vesting and derivation clause in the Quitclaim Deed of record in Instrument No. 20200908-0101824, Register's Office for Davidson County, Tennessee. Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
64-09-0

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 498619 DEEDQC
10/20/2020 08:33:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201020-0121692

DEED OF CORRECTION

WHEREAS, **Gladys Sanders nka Gladys Hart,** has heretofore executed to **Tony Kevin Sanders, a 1/4 undivided interest, and Jimmy Wayne Sanders, a 1/4 undivided interest,** a certain Quitclaim Deed of record in Instrument No. 20200908-0101824, Register's Office for Davidson County, Tennessee; and,

WHEREAS, by mutual mistake the vesting and derivation did not include the entire interest in the real property owned by the Grantor; and,

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and for the purpose of correcting the error, **Gladys Sanders nka Gladys Hart,** does hereby transfer and convey unto **Tony Kevin Sanders, a 1/2 undivided interest, and Jimmy Wayne Sanders, a 1/2 undivided interest,** their heirs and assigns, forever, the following tracts or parcels of land, situated and lying Davidson County, Tennessee, bound and described as follows:

Being Lots 23, 22, and 21 of Block 5, of W.A. Bryan's subdivision of Berry Tract known as Berryville, a plan of which is of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

Said tract of land consists of Lots 23, 22 and 21, beginning at the

southeast corner of Wood Avenue and Fifth Street and runs in a northerly direction along the westerly margin of Wood Avenue, a distance of 150 feet; thence westerly a distance of 150 feet to an alley; thence in a southerly direction to the intersection of Fifth Street, a distance of 150 feet; thence along the northerly margin of Fifth Street in an easterly direction to the point of beginning a distance of 150 feet.

Being the same property conveyed to Gladys Sanders by Quitclaim Deed from James Sanders, dated November 27, 2013 and of record in Instrument No. 20131204-0123739, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4215 Woods Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to **Gladys Sanders nka Gladys Hart,** her heirs and assigns, in fee simple, forever.

I COVENANT with said **Tony Kevin Sanders and Jimmy Wayne Sanders,** that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of October, 2020.

Gladys Hart
GLADYS HART

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Gladys Hart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 14th day of October, 2020.

Carolyn M Christoffersen
NOTARY PUBLIC

My commission expires: 10/06/2021

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY