REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 506335 DEEDWARR
11/02/2020 08:03:06 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20201102-0127398

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. [DEED OF CORRECTION]

ANGELA G. BATSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires September 7, 2021

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF October, 2020.

SEAL NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
227 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

NEW OWNER:
1113 Murfreesboro Rd
Ste 106
Franklin, TN 37064

DEED OF CORRECTION

(This instrument corrects the legal description in warranty deed of record in Instrument No. 20200812-0089607 in the Register's Office for Davidson County, Tennessee.)

This Deed of Correction is made and entered into this 8th day of October, 2020 between MARK WILSON AND SONJA LEE WILSON, husband and wife (hereinafter referred to as "GRANTOR") and ACE HOMES TN, LLC AND FELIPE MEJIA (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

THIS CERTAIN PARCEL OF REAL ESTATE SITUATED AND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT IN THE WEST R.O.W. OF CROCKER SPRINGS ROAD, SAID POINT BEING APPROXIMATELY 3300' FROM THE INTERSECTION OF CROCKER SPRINGS ROAD AND LICKTON PIKE,

THENCE FOLLOWING THE R.O.W. OF CROCKER SPRINGS ROAD S 05-51-26 W 147.80' TO AN IRON PIN, THENCE WITH A CURVE TO LEFT WITH A CHORD BEARING OF S 03-23-54 W WITH AN ARC LENGTH OF 245.23' TO AN IRON PIN, THENCE LEAVING SAID R.O.W N 87-58-14 W 371.43' TO AN IRON PIN, THENCE N 02-01-46 E 405.57' TO AN IRON PIN, THENCE S 86-01-17 E 387.37' TO THE POINT OF BEGINNING CONTAINING 149,839 S.F. OR 3.44 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING COMPANY DATED OCTOBER 8, 2020.

Being the same property conveyed to Ace Homes TN, LLC and Felipe Mejia by Warranty Deed from Mark Wilson and wife Sonja Lee Wilson dated August 7, 2020 and recorded August 12, 2020 in Instrument Number 20200812-0089607, Register's Office for Davidson County, Tennessee.

Tax Parcel # 023 00 0 016.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 2323 Crocker Springs Road, Goodlettsville, TN 37072.

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and the legal description has been derived from a survey dated October 8, 2020 by Doyle M. Elkins (TRLS No. 2427), 520 W. Lytle Street, Suite B, Murfreesboro, TN 37130.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Grantee joins in the execution of this Deed of Correction for the purpose of consenting to the corrections made hereby.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

GRANTEE:

ACE HOMES TN, LLC

BY: _____
Felipe Mejia, Authorized Signer

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Felipe Mejia, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Authorized Signer of ACE HOMES TN, LLC, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent. Witness my hand and seal at office in the aforesaid state and county this 8th day of October, 2020.

SEAL

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 9-7-2021

GRANTEE:

_____
Felipe Mejia

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared FELIPE MEJIA, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 8th day of October, 2020.

SEAL

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 9-7-2021

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

GRANTOR:

Mark Wilson

MARK WILSON

Sonja Lee Wilson

SONJA LEE WILSON
GRANTEE:

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared MARK WILSON AND SONJA LEE WILSON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 9th day of October, 2020.

SEAL

Angela G. Batson

NOTARY PUBLIC
COMMISSION EXPIRES: 9-7-2021

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021