Karen Johnson Davidson County
Batch# 509438 DEEDWARR
11/05/2020 02:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201105-0130019

CORRECTION DEED

Address of New Owner	Map – Parcel Number	Send Tax Bills To:
Paul V. Sexton, Marilyn Sexton, and Paul W. Sexton 162 Spring Valley Road Nashville, TN 37214	096-05-0-003.00	Paul V. Sexton, Marilyn Sexton 162 Spring Valley Road Nashville, TN 37214
This instrument prepared by: Batson Nolan PLC Matthew Ellis, Esq. 121 S. Third St., Clarksville, TN 37040 (931) 647-1501		
Property Address: 162 Spring Valley Road Nashville, TN 37214		

THIS CORRECTION DEED OF REALTY, executed as of the 2 day of November, 2020, by Grantor, **PAUL W. SEXTON**, an unmarried man, and **TRACI LYNN BENNETT-HOBEK (aka TRACI LYNN SEXTON)**, to Grantee, **PAUL V. SEXTON, AND WIFE, MARILYN SEXTON, AND PAUL W. SEXTON** as joint tenants with right of survivorship;

WITNESSETH:

That Grantors, by deed of record in Official Record Instrument No. 202008040086380, in the Register's Office for Davidson County, Tennessee, did convey unto Grantee, certain realty situated in the Davidson County, Tennessee, more particularly described therein.

That it has now been discovered that an error was contained in the Grantor description. Said Grantor should have included Traci Lynn Bennett-Hobek (aka Traci Lynn Sexton) former spouse of Paul W. Sexton.

This is improved property, known as: 162 Spring Valley Road, Nashville, TN 37214.

NOW THEREFORE, for the purpose of correcting the aforementioned deed, Grantors do hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, the following described realty situated in the Davidson County, Tennessee, being bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Map of a Re-subdivision of part of Lot No. 96, of Bluefields, of Record in Book 2330, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul W. Sexton, a married man, by deed from Debora A. Dias, an unmarried woman, of record in Instrument No. 20050607-0064826, Register's Office for Davidson County, Tennessee.

Prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters would be disclosed by such title examination. Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous

IN WITNESS WHEREOF, Grantors and Grantee have executed this Correction Deed as of the date written first herein.

GRANTOR

Traci Lynn Bennett-Hobek
TRACI LYNN BENNETT-HOBEK,
(aka TRACI LYNN SEXTON)

STATE OF Tennessee)
)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, TRACI LYNN BENNETT-HOBEK (aka TRACI LYNN SEXTON) , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 20th day of October , 2020.

GABRIELLE FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

Gabrielle Farrell
NOTARY

My Commission Expires: May 7, 2024

GRANTOR

Paul W. Sexton

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Paul W. Sexton, the within named bargainor, 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 seal at office this the 2 day of November, 2020.

NOTARY

My Commission Expires: 5/2/2022

JASON GRENSTINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2022

GRANTEES

Paul W. Sexton

Paul V. Sexton

Marilyn Sexton

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Paul W. Sexton, Paul V. Sexton and Marilyn Sexton, the within named bargainor, 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 seal at office this the 2 day of November, 2020.

JASON GRENSTINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2022

NOTARY

My Commission Expires: 5/2/2022

True Copy Certification

I, Matthew J. Ellis , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Matthew J. Ellis
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Martha J. Ogle, a notary public for this county and state, Matthew J. Ellis, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-10-2021
Notary Seal

MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY