Karen Johnson Davidson County
Batch# 514093 DEEDWARR
11/10/2020 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201110-0132722

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

CORRECTED WARRANTY DEED

This Warranty Deed is being executed to convey the correct property. The legal description in Warranty Deed recorded August 24, 2020 at Instrument No. 20200824-0095729 is incorrect and is being corrected as follows:

KNOW ALL MEN BY THESE PRESENTS THAT, Joshua Russell, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Arlos Armando Luque Nieves, a single man, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Property located in the 10th Councilmatic District of Davidson County, Tennessee, being shown as Tract 1-A on a survey by J. Bruce Rainey, Surveyor #823, dated June 15, 2020 and known as Job No. 200096, as follows:

Beginning at an existing iron pin in the northerly right of way of Isaac Drive at the Southeast corner of the herein described tract, said point being located at the Southwest corner of Lot 82 of Connell Estates Section 3 of record in Plat Book 3600, Page 31, R.O.D.C., TN; thence from said Point of Beginning, with the northerly right-of-way of Isaac Drive, North 86 deg. 43' 54" W 50.00' to a point; thence leaving the westerly right-of-way of Isaac Drive N 26 deg. 07' 27" W and with the line of Danion Junk (inst. no. 201607130071636) 144.41' to nail set in drive; thence N 35 deg. 51' 52" W 103.60' to an iron pin set; thence N 29 deg. 16' 53" W 86.80' to an iron pin set; thence N 28 deg. 38' 11" W 518.61' to an iron pin set; thence leaving Junk and with the line of E.L. Bennett (DB 338 pg. 175 R.O.D.C., TN) N 50 deg. 37' 25" E 236.47' to an iron pin set; thence N 07 deg. 58' 12" E 90.66' to an iron pin set; thence N 61 deg. 38' 10" E 36.03' to an iron pin set; thence leaving Bennett and with a new line S 25 deg. 41' 55" E 624.44' to an iron pin set; thence S 10 deg. 42' 43" W 362.49' to an iron pin set; thence S 26 deg. 07' 27" E 83.40' to an iron pin set in the line of the said Connell Estates; thence S 10 deg. 42' 43" W 10.74' to the Point of Beginning, containing 5.02 acres, more or less.

The above-described tract is subject to the joint use of the existing concrete driveway and easement in INST NO. 201607130071635.

And is subject to a 50' ingress-egress and public Utility easement from the southern boundary line of the remaining Dildy (now Russell) property to Isaac Drive and an easement (20') for extension of electric, telephone and cable lines from an existing pole near the existing house to the remaining Dildy (now Russell) property.

This is the same property designated as Map 018, Parcel 010.00 (P/O) in the Tax Assessor's Office in Davidson County Tennessee.

Being a portion of the same property conveyed to Joshua Russell by Warranty Deed from Barbara Dildy, of record at Instrument No. 20200806-0087333, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*:** Subject to to Ingress and Egress Easements of record at Instrument Nos. 20090407-0031527 and 20090407-0031528; subject to Joint Driveway Easement for ingress and egress and Maintenance Agreement of record at Instrument No. 20160713-0071635 and subject to Easements of record at Instrument No. 20140114-0003779, Book

8657, Page 475 and Book 9279, Page 274 and subject to easement of record in Instrument No. 20200806-0087332, all in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2020** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 10 day of November, 2020.

Joshua Russell

JESSICA J HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

On this the 10 day of November, 2020, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joshua Russell to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

My Commission Expires: 4/22/2021

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $00.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JESSICA J HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Affiant

SWORN TO AND SUBSCRIBED before me, this the 10 day of November, 2020.

Notary Public

My Commission Expires: 4/22/2021

MAIL TAX BILLS AND DEED TO:

New Owner

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Arlos Armando Luque Nieves
413 A Isaac Dr.
Goodlettsville, TN 37072

File No.: 2011369

True Copy Certification

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

J Hunter

Signature

State of Tennessee

County of Sumner

Personally appeared before me, [Ashley Whitehead], a notary public for this county and state, [Jessica Hunter] who acknowledges the this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Whitehead

Notary's Signature

My Commission Expires: 10-23-2023

Notary' Seal on paper.)

