Karen Johnson Davidson County
Batch# 533202 DEEDWARR
12/14/2020 02:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201214-0147196

This Instrument Prepared By:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

Send Tax Bills To:
NEW OWNER

New Owner is:
Rebecca Leigh Graham
1002 S. 11th Street
Nashville, TN 37206

Parcel ID: **09308004200**

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STATE OF TENNESSEE
COUNTY OF Davidson

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 8th day of December, 2020.

Notary Public

My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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WARRANTY DEED OF CORRECTION

WHEREAS, a Warranty Deed conveying the within described property to Phillip Rush Graham and wife Mary Angela Graham with a 62% interest and Rebecca Leigh Graham, a single woman, with a 38% interest, has previously been executed and put of record in Instrument Number **20170428-0042101**, Register's Office of Davidson County, Tennessee and

WHEREAS, the said Warranty Deed was deficient or contained errors in that it contained an incorrect legal description.

NOW, THEREFORE, For in the consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged We, **D221, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, by these presents transfer and convey unto the said **Phillip Rush Graham and wife Mary Angela Graham with a 62% interest and Rebecca Leigh Graham, a single woman, with a 38% interest**, hereinafter referred to as Grantees, its successors and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plat of the Re-Subdivision of Lots 45-50 Haynies Central Park, as of record on August 2, 2016 in Instrument Number 20160802-0079561, Register's Office for said county.

Being the same property conveyed to D221, LLC, a Tennessee limited liability company

by warranty deed from William R. (Pat) Patterson and Rebecca Ann Bullard, Co-Executors of the Estate of Cathleen Patterson Aldana of record in Instrument No. 20130725-0076933 Register's Office for Davidson County, Tennessee, dated 07/22/2013 and recorded on 07/25/2013.

THIS IS IMPROVED PROPERTY KNOWN AS: **1002 S. 11th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of December, 2020.

GRANTOR:

D221, LLC

By: Joshua L. Hunter, ~~Authorized~~ Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of December, 2020, before me personally appeared **Joshua L. Hunter**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of D221, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of D221, LLC, as Authorized Agent.

Witness my hand and official seal, this the 8th day of December, 2020.

NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

GRANTEES:

Rebecca L. Graham

Phillip R. Graham

Mary Angela Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rebecca L. Graham**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of December, 2020.

NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phillip R. Graham**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of December, 2020.

NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Angela Graham**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of December, 2020.

NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024