Karen Johnson Davidson County
Batch# 539897 **DEEDWARR**
12/22/2020 09:39:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201222-0151863

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Liam McLeod
632 Williamsport Ct.
Nashville, TN 37221

Map and Parcel
147-10-0-136.00

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 18 day of Dec, 2020.

Notary Public

My commission expires: 12/1/21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Doris E. Petway** to **Liam McLeod, a married man**, has previously been executed and put of record in **Instrument No. 20180410-0033837** Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Doris E. Petway**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Liam McLeod, a married man**, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 147-10-0-136.00, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1A on the Plan of The Plan of Section One, Parkview Estates of record in Plat Book 3300, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Audra Petway and Doris Petway, husband and wife by Warranty Deed from Ellen M. Blue, unmarried of record in Book 9131, page 663, Register's Office for Davidson County, Tennessee, dated October 28, 1993 and recorded on October 29, 1993. Audra Petway having since died on June 28, 1995. Affidavit of Inheritance of record in book 10908, page 214, Register's Office for Davidson County, Tennessee.

This Instrument being executed and recorded for the purpose of correcting the property the parties intended to be conveyed to Liam McLeod, a married man by Warranty Deed from Doris E Petway of record in Instrument No. 20180410-0033837 Register's Office for Davidson County, Tennessee, dated April 09, 2018 and recorded on April 10, 2018.

This conveyance is subject to the following: Plan of record in Book 3300, page 87, Register's Office for Davidson County, Tennessee. Easements set forth in Instrument No. 20900618-0058562, Register's Office for Davidson County, Tennessee. Easements set forth in Book 3465, page 623, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **5012 Edmondson Pike, Nashville, TN 37211**.

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 Grantors do covenant with the said Grantees that the Grantors 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 Grantors to further covenant and bind themselves, their 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 10 day of December, 2020.

GRANTORS:

Doris E. Petway

Doris E. Petway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Doris E Petway**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10 day of December, 2020.

Maxine J Rucker

Notary Public
My Commission Expires:
(SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

GRANTEES:

Liam McLeod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Liam McLeod**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of December, 2020.

Notary Public
My Commission Expires:
(SEAL)

