WARRANTY DEED OF CORRECTION

Karen Johnson Davidson County
Batch# 557588 DEEDWARR
01/20/2021 02:09:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210120-0008718

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. **Taxes paid with Instrument Number 20200819-0093400.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY 2021.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

KRISTEN VANDERKOOI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aspen Construction, LLC	**Same**	**118-06-0-027.00**
(NAME) **8005 Church St. E, Ste 201**	(NAME)	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SHAWN COSBY, HEIR AND ADMINISTRATOR OF THE ESTATE OF CARL COSBY, AND DARRYL HARVEY, TRUSTEE OF THE 2929 VAULX TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION, LLC. A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY. STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, to-wit: Being Lot 72-B and the northerly 19 feet of Unit 3 of Lot 73-B according to the Plan of Battlefield Estates Resubdivison of Valux Lands, Section 1, prepared by Z.I. Wilkinson, Surveyor and recorded in Book 843, pages 96 and 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ruby Cosby, an unmarried woman, and her son, Carl Cosby, an unmarried man, as joint tenants with rights of survivorship by Quit Claim Deed from Ruby Cosby, an unmarried woman, dated June 10, 2011, recorded June 23, 2011 as Instrument Number 20110623-0048288, Register's Office for Davidson County, Tennessee. The said Ruby Cosby having died December 6, 2011, thereby vesting title as Carl Cosby, an unmarried man. The said Carl Cosby having died intestate on February 2, 2020. Shawn Cosby and Calais Cosby Larsen being the only two children of Carl Cosby according to Affidavit of Heirships of record in Instrument Number 20200810-0088817 and Instrument Number 20210120-0008717 Register's Office for Davidson County, Tennessee. The said Calais Cosby Larsen Quitclaimed her interest to Darryl Harvey, Trustee of The 2929 Vaulx Trust of record in Instrument Number 20200731-0084878, said Register's Office.

Also being the same property conveyed to Aspen Construction, LLC by Warranty Deed from Macon Cosby also known as Macon Bernard Cosby, Heir of the Estate of Carl Cosby, deceased, executed August 7, 2020, recorded August 19, 2020 as Instrument Number 20200819-0093400, Register's Office for Davidson County, Tennessee. The said Macon Bernard Cosby, incorrectly being named as the only Heir of Carl Cosby, thereby creating the requirement of this Warranty Deed of Correction.

unimproved ☐
This is improved ■ property, known as **2929 Vaulx Lane** **Nashville, Tennessee 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2020 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 843, pages 96 and 97, said Register's Office.

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 my hand this 18th day of January 2021.

Shawn Cosby

Shawn Cosby, Heir

Estate of Carl Cosby a/k/a Carl Eugene Cosby

By: Shawn Cosby

Shawn Cosby, Administrator

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, of said County, Shawn Cosby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee this 18th day of January 2021.

Kristen Vanderkooi
Notary Public

My Commission Expires:
10/2/2023

KRISTEN VANDERKOOI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared Shawn Cosby, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Administrator of The Estate of Carl Eugene Cosby, and that as such Administrator, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Administrator.

Witness my hand and official seal at Davidson, Tennessee, this 18th day of January 2021.

Kristen Vanderkooi
Notary Public

My Commission Expires:
10/2/2023

KRISTEN VANDERKOOI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

Witness my hand this 13th day of ~~December 2020~~ January 2021.

The 2929 Vaulx Trust

By: _____
Darryl Harvey, Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared Darryl Harvey, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Trustee of The 2929 Vaulx Trust, the within named bargainor, a Tennessee Trust and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at Brentwood, Tennessee, this 13th day of January 2021.

ADELITA RIOS FERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

_____
Notary Public

My Commission Expires: 9/2/2024