Karen Johnson Davidson County
Batch# 570458 DEEDWARR
02/08/2021 01:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210208-0017912

THIS INSTRUMENT PREPARED BY: *Todd A. Bricker, Esq.* *ORTALE KELLEY, Law Firm* *330 Commerce Street, Ste 110* *Nashville, TN 37201*	*STATE OF TENNESSEE)* *COUNTY OF DAVIDSON)* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 2021.* *Notary Public* *My commission expires: 9-7-2021*

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Name and Address of New Owner:
Anne Marie Bavis
Christopher Robert Bavis
3122B Kinross Avenue
Nashville, TN 37211

Send Tax Bills To:

New Owner

Street Address of Subject Property:
Anne Marie Bavis
Christopher Robert Bavis
3122B Kinross Avenue
Nashville, TN 37211

Map and Parcel:

133-2-164

DEED OF CORRECTION

THIS DEED OF CORRECTION is made and entered into this the 5th day of FEBRUARY, 2021, by and between **JONATHAN W. HELM AND JENIFER L. HELM, husband and wife,** hereinafter called **"GRANTORS,"** and **ANNE MARIE BAVIS AND CHRISTOPHER ROBERT BAVIS, wife and husband,** hereinafter called **"GRANTEES."**

WHEREAS, Grantors conveyed to Grantees the real estate described in Warranty Deed of record as Instrument No. 20200724-0081648, Register's Office for Davidson County, Tennessee; and

WHEREAS, through error and inadvertence, Grantors, did erroneously convey the property described below; and

Land in Davidson County, Tennessee, being Lot 4, as shown on the map entitled Airdrie Subdivision "D" being a re-subdivision of Lots Nos. 93 to 102 of Airdrie Subdivision "C" of record in Plat Book 843, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to Jonathan W. Helm and Jenifer L. Helm, husband and wife, by Warranty Deed from Mark K. Nickel, unmarried, and Jim Nickel, married, of record as Instrument No. 20190726-0074017 in the Register's Office for Davidson County, Tennessee. Being further conveyed to Jonathan W. Helm and Jenifer L. Helm, husband and wife, by Quitclaim Deed from Jonathan W. Helm and Jenifer L. Helm, husband and wife, dated October 11, 2019 and recorded October 15, 2019 of record as Instrument No. 20191015-0105474, Register's Office for Davidson County, Tennessee, to separate parcel into two separate tax parcels. Correcting Quitclaim Deed by Scrivener's Affidavit of record as Instrument No. 20191030-0111416, Register's Office for Davidson County, Tennessee.

WHEREAS, the parties have agreed to correct the error.

NOW THEREFORE, JONATHAN W. HELM AND JENIFER L. HELM, husband and wife, ("Grantors") for the purposes of correcting said error and in consideration of the sum of One Dollar ($1.00), cash in hand paid, does by these presents transfer and convey unto **ANNE MARIE BAVIS AND CHRISTOPHER ROBERT BAVIS, wife and husband, GRANTEES,** the following described real estate:

Land in Davidson County, Tennessee, being Lot 3, as shown on the map entitled Airdrie Subdivision "D" being a re-subdivision of Lots Nos. 93 to 102 of Airdrie Subdivision "C" of record in Plat Book 843, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to Jonathan W. Helm and Jenifer L. Helm, husband and wife, by Warranty Deed from Mark K. Nickel, unmarried, and Jim Nickel, married, of record as Instrument No. 20190726-0074017 in the Register's Office for Davidson County, Tennessee. Being further conveyed to Jonathan W. Helm and Jenifer L. Helm, husband and wife, by Quitclaim Deed from Jonathan W. Helm and Jenifer L. Helm, husband and wife, dated October 11, 2019 and recorded October 15, 2019 of record as Instrument No. 20191015-0105474, Register's Office for Davidson County, Tennessee, to separate parcel into two separate tax parcels. Correcting Quitclaim Deed by Scrivener's Affidavit of record as Instrument No. 20191030-0111416, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Warranty Deed of record as Instrument No. 20200724-0081648, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incomplete legal description, as fully and effectively, as if the entire instrument were copied herein verbatim containing the correct description in its entirety, and said instrument is incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the date first above written.

GRANTORS:

Jonathan W. Helm

Jenifer L. Helm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan W. Helm and Jenifer L. Helm, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office the day and year first above written.

NOTARY PUBLIC

My commission expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2021

GRANTEE:

Anne M. Bavis
Anne Marie Bavis

Christopher R. Bavis
Christopher Robert Bavis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne Marie Bavis and Christopher Robert Bavis, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office the day and year first above written.

NOTARY PUBLIC

My commission expires: Jan 8, 2024

A.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

F:\Todd\real estate\deed of correction – Helm to Bavis

I, the undersigned, 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.

JUNE ROWELL

State of Tennessee)
County of Davidson)

Personally appeared before me Bobbie Cooper, the undersigned, a Notary Public for this county and state, June Rowell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

