Karen Johnson Davidson County
Batch# 587209 DEEDWARR
03/08/2021 03:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210308-0030151

3701-20

CORRECTED WARRANTY DEED

(Correcting Deed of Record at Instrument No. 20210105-0002066)

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, Tennessee 37215

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL ADDITIONAL CONSIDERATION FOR THIS TRANSFER IS $310,000.00 WAS PAID
$0. TRANSFER TAX ON CONSIDERATION OF
UPON RECORDING OF DEED BEING CORRECTED.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of February, 2021

Notary Public

Commission Expires: 3-7-2023

HANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MCH Construction of TN, LLC 5313 Indiana Avenue Nashville, TN 37209	Same as Owner	091 09 0 093.00

WHEREAS, THE WARRANTY DEED PREVIOUSLY EXECUTED BY GRANTOR HEREIN AND RECORDED IN INSTRUMENT NO. 20210105-0002066 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ERRONEOUSLY DESCRIBED THE PROPERTY CONVEYED THEREIN, NOW, THEREFORE, IN ORDER TO CORRECT THE ERROR IN SAID WARRANTY DEED, AND FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RYAN T. JOHNSON and wife, KIRSTEN PERREY, and REED T. JOHNSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCH CONSTRUCTION OF TN, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, AND ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 66 feet of Lot No. 39 , as shown on the map entitled Plat of T.M. Nall's Subdivision of Lots Nos. 18, 19, and 20 of the B.F. Cockrill Farm, of record in Book 421, page 63, Register's Office for Davidson County, Tennessee, the same lot, being Lot No. 3 on the unrecorded plan of the subdivision of Lot Nos. 39 amd 40 in said T.M. Nall's Subdivision described in part according to a survey made by Hickersom-Miller Engineers-Surveyors, February 25, 1959, and in part according to a survey made by John Kohl, dated June 23, 1977, as follows:

Beginnning on the northerly margin of Deal Avenue, at a point 654 feet W of the westerly margin of Stevenson Avenue, formerly Nall Avenue; thence, with the northerly margin of Deal Avenue, westwardly 66 feet to an iron pin, the corner of Lots Nos. 38 and 39; thence, with the line between said two lots, northwardly 217.8 feet to an iron pin; thence, eastwardly 66 feet to an iron pin; thence, southwardly 217.6 feet to the beginning.

Being the same property conveyed to ANTHONY T. JOHNSON, by deed from WILLIAM J. KNIGHT AND SPOUSE, VANA G. KNIGHT, of record in Book 10858, page 36, dated March 26, 1998, said Register's Office.

ANTHONY T. JOHNSON, unmarried, died on or about September 10, 2016 leaving RYAN TODD JOHNSON AND REED TANNER JOHNSON as the only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20161028-0113831, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as 6016 Deal Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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.

RYAN T. JOHNSON, Grantor

REED T. JOHNSON, Grantor

KIRSTEN PERREY, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ryan T. Johnson and Kirsten Perrey, within named bargainors, with whom I am personally acquainted or proved to me upon satisfactory evidence, and who in my presence executed the within instrument and upon oath acknowledged that they did so as their free act and deed for the purposes therein contained.

Witness my hand this 25 day of February, 2021.

My Commission Expires: 3-7-2023

NOTARY PUBLIC

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Reed T. Johnson, a within named bargainor, with whom I am personally acquainted or proved to me upon satisfactory evidence, and who in my presence executed the within instrument and upon oath acknowledged that he did so as his free act and deed for the purposes therein contained.

Witness my hand this 25 day of February, 2021.

My Commission Expires: 3-7-2023

NOTARY PUBLIC

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Mary Gail Porter
Notary Signature