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

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 603072 DEEDWARR
03/30/2021 02:36:07 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20210330-0041863

New Owner is:
Devan McClish
8001 Anna Court
Greenbrier, TN 37073

Map and Parcel
093-16-0-32901 &
093-16-0-44800

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 24th day of March, 2021.

Notary Public

My commission expires: _____

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Paulene Cantrell** (correctly **Pauline Cantrell**) to **Devan McClish** and **Kirtley Whittington**, has previously been executed and put of record in **Instrument No. 20160715-0073101, in the Register's Office of Davidson County Tennessee**; and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description and Map and Parcel Numbers.

NOW, THEREFORE, for and 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 **Pauline Cantrell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Devan McClish** and **Kirtley Whittington**, hereinafter referred to as the Grantees, their heirs and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, Map & Parcel Nos. 093-16-0-32901 and 093-16-0-44800, described as follows to-wit:

Tract I (Map/Parcel 093-16-0-32901):

Land in Davidson County, Tennessee, being the southerly 77 feet of Lot No. 6 on the Bransford Realty Company's Redivision of part of Weakley & Warrens Resubdivision of Block "D", Hermitage Addition as of record in Book 421, page 58, Register's Office for said County.

Said part of said lot fronts 33 feet on the northerly side of J. C. Napier Street and runs back Northerly between parallel lines 77 feet to a 15 foot private alley, to a line in the rear on which it measures 33 feet.

Being the same property conveyed to Allen Gregory and wife, Dolly Mae Gregory by Warranty Deed from Zack R. Cheek and wife, Emelyn T. Cheek, of record in Book 3704, Page 111, in the Register's Office for Davidson County, Tennessee. The said Dolly Mae Gregory died on February 7, 2013 leaving Allen Gregory as surviving tenant by the entirety. The said Allen Gregory died intestate on June 24, 2013 leaving Pauline Cantrell as his only heir as shown in Affidavits of Heirship of record in Instrument Number 20150317-0022768, Instrument Number 20160715-0073100, Instrument Number 20180626-0061590, and Instrument Number 20180626-0061591, in the Register's Office for Davidson County, Tennessee.

Tract II (Map/Parcel 093-16-0-44800):

Land in Davidson County, Tennessee, beginning at the southwest corner of the part of Lot No. 6, on the Bransford Realty Company's Re-Subdiviison of part of Weakly and Warren's Re-subdivision of Block D, Hermitage Additions of record in Book 421, Page 58, Register's Office of Davidson County, Tennessee.

Said Lot owned by Allen R. Gregory and wife, Dolly M. Gregory, thence running in a northern direction to a point on the southside of an alley; thence in a western direction parallel to said Alley 15 feet to a point; thence in a southern direction 77 feet more or less to a point, on the north-side of Napier Street; thence in an eastern direction 15 feet to a point of the beginning.

Being a portion of the same property conveyed to Lottie May Lawrence and Percy Lawrence by Warranty Deed from Sam H. Hockett of record in Book 1849, page 259, Register's Office for Davidson County, Tennessee. The said Percy Lawrence is now deceased. Said property was vested in Wilson Sims by Decree of the Chancery Court recorded March 7, 1975 in Book 4894, Page 499, said Register's Office, and redeemed by decree divesting from Wilson Sims, and vesting in Percy Lawrence, et ux., by Decree recorded February 25, 1977, in Book 5118, Page 353, of the same Office.

Being the same property conveyed to Allen R. Gregory and wife, Dolly M. Gregory by Warranty Deed from Lottie Lawrence, a widow, of record in Book 5119, Page 746, in the Register's Office for Davidson County, Tennessee. The said Dolly Mae Gregory died on February 7, 2013 leaving Allen Gregory as surviving tenant by the entirety. The said Allen Gregory died intestate on June 24, 2013 leaving Pauline Cantrell as his only heir. See also Affidavits of Heirship of record in Instrument Number 20150317-0022768, Instrument Number 20160715-0073100, Instrument Number 20180626-0061590, and Instrument Number 20180626-0061591.

The said Pauline Cantrell is one and the same as the erroneously spelled Paulene Cantrell in the aforementioned Warranty Deed of record in Instrument No. 20160715-0073101, in the Register's Office of Davidson County Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $635.63 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcels 093-16-0-32901 and 093-16-0-44800, which are not due until 10/1/2016.
- Plan of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any.

This is real property commonly known as **116 & 0 J C Napier St, Nashville, Tennessee 37210.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever. And the Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. 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 the 19 day of March, 2021.

GRANTOR:

Pauline Cantrell

Pauline Cantrell

STATE OF Georgia

COUNTY OF Henry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pauline Cantrell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of March, 2021.

Victoria West

Notary Public

My Commission Expires:

VICTORIA WEST
NOTARY PUBLIC
Henry County
State of Georgia
My Comm. Expires Aug. 20, 2021

GRANTEES:

Devan McClish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Devan McClish, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of March, 2021.

Notary Public

My Commission Expires:

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

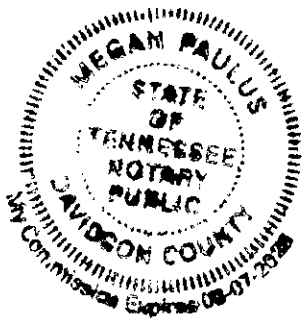
Kirtley Whittington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirtley Whittington, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of March, 2021.

Notary Public



My Commission Expires: 3/7/23