3471

CORRECTED WARRANTY DEED

(Correcting Deed of Record at Instrument No. 20200915-0105405)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL ADDITIONAL CONSIDERATION FOR THIS TRANSFER IS **$0**. TRANSFER TAX ON CONSIDERATION OF $1,775,000.00 WAS PAID UPON RECORDING OF DEED BEING CORRECTED.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of March, 2021

Notary Public

Commission Expires: 3-7-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 604534 DEEDWARR
03/31/2021 03:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210331-0042631

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy O. Elam, IV & Ann T. Elam 811 Timber Lane Nashville, TN 37215	Same as Owner	**117 02 0 052.00 (Tract I)** **117 02 0 225.00 (Tract II)**

WHEREAS, THE WARRANTY DEED PREVIOUSLY EXECUTED BY GRANTOR HEREIN AND RECORDED IN INSTRUMENT NO. 20200915-0105405 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 IN 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, **JON PETERSON and wife, JORDAN LEE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROY O. ELAM, IV and wife, ANN T. ELAM,** HEREINAFTER CALLED THE GRANTEE, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Farm Lands of Samuel Watkins' deceased, as of record in Book 57, page 16, Register's Office for said County, and part of Lot No. 32 on the Plan of Forest Park Land Improvement Company's Subdivision, of record in Book 161, page 144, said Register's Office, being Lot No. 18 of Block 5 on the Plan of A Development of Stokes Tract of record in Book 947, Page 24, said Register's Office, described as follows:

Beginning in the easterly margin of Maplewood Avenue, now Timber Lane, at the southwest corner of the property conveyed to Mrs. Bernice B. Trimble by deed from Hattie Hampton Swann, et al., of record in Book 770, page 338, said Register's Office; thence, with the south line of said Trimble lot, east 206 feet to an iron pin; thence, south 100 feet to an iron pin; thence, west parallel to the southerly line of said Trimble Lot, 206 feet to an iron pin in the easterly margin of said Maplewood Avenue, now Timber Lane; thence 100, feet to the beginning.

This is improved property known as **811 Timber Lane, Nashville, TN 37215**.

TRACT II

Land in Davidson County, Tennessee, being Reserved Parcel "A" on the Resubdivision of Lot 10 and part of Lot 11 of A Development of Stokes Tract, of record in Book 5190, page 422, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey done by Barry Greer and Associates, Registered Land Surveyors, as follows:

Beginning at an iron pin set at the northeast corner of Lot 18, as shown on the Plan of A Development of the Stokes Tract of record in Book 974, page 24, Register's Office for Davidson County, Tennessee and proceeding as follows: south 85 deg , 22' east, a distance of 30.00 feet to a point; thence, south 03 deg 28' west 99.38 feet to a point; thence, north 85 deg 56' west 30.00 feet to a point; thence, north 03 deg 28' east a distance of 99.60 feet to the beginning.

This is unimproved property known as **0 New Natchez Trace, Nashville, TN 37215**.

Being the same property conveyed to Grantor herein by Deed dated February 19, 2014 from Lorelei M. Aden, recorded March 4, 2014 in Instrument No. 20140304-0018149, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Roy O. Elam, IV and Anne T. Elam, husband and wife by Deed dated September 15, 2020 from Grantor herein, recorded September 15, 2020, in Instrument No. 20200915-0105405, in said Register's Office the legal description of said Deed being corrected herein.

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.

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.

JON PETERSON, Grantor

JORDAN LEE, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jon Peterson and Jordan Lee, the 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 29 day of March, 2021.

My Commission Expires: 3-7-2023

NOTARY PUBLIC

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.

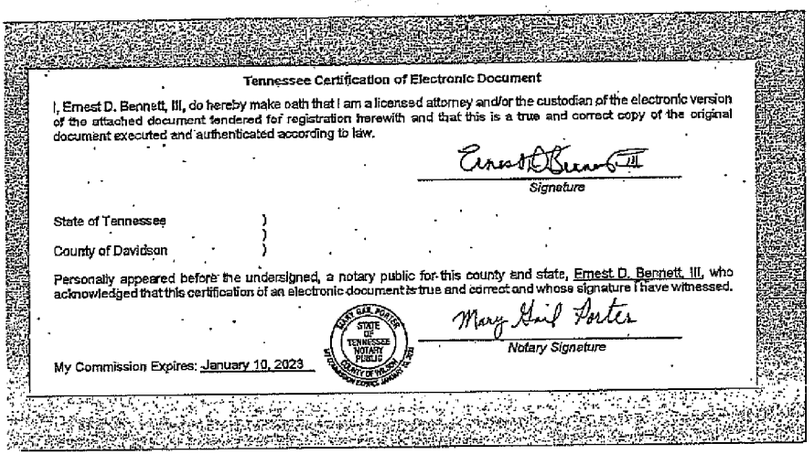
Signature

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.

Notary Signature

My Commission Expires: January 10, 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.

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.

Notary Signature

My Commission Expires: January 10, 2023