This Instrument Prepared By:
Rudy Title and Escrow, LLC
608 Shelby Ave.
Nashville, TN 37206

Send Tax Bills To: **NEW OWNER**

New Owner is:
Elia Martinez Ramirez &
Cornelio Guzman Trejo
413 Hickory Timber Cour
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 630820 **DEEDWARR**
05/06/2021 03:10:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210506-0061264

Map and Parcels
136-16-19.00
136-16-20.00
136-16-21.00
136-16-22.00
136-16-23.00

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS **$256,500.00** DOLLARS. TRANSFER TAX HAS PREVIOUSLY BEEN PAID IN INSTRUMENT NO. 20200706-0072508, RODC, TN.

Affiant

Subscribed and sworn to before me this 2nd day of April 2021.

My commission expires: 1-3-22

Notary Public

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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DEED OF CORRECTION FOR WARRANTY DEED

WHEREAS, a **Warranty Deed** conveying the within described property to **Elia Martinez Ramirez, Married and Cornelio Guzman Trejo, unmarried, as tenants in common** has previously been executed and put of record in **Instrument No. 20200706-0072508** , Register's Office of **Davidson** County, Tennessee.

WHEREAS, the aforementioned Warranty Deed had an error in the legal description.

NOW, THEREFORE, For in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **JOHN F. PRATT, A MARRIED MAN** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the said **ELIA MARTINEZ RAMIREZ, MARRIED AND CORNELIO GUZMAN TREJO, UNMARRIED, AS TENANTS IN COMMON** hereinafter referred to as Grantees, their heirs and assigns, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lots 1, 2, 3, 4 and 5 on the Plan of Smith Springs Cove, of record in Instrument No. 20090831-0081726, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John F. Pratt, unmarried by Warranty Deed from Darrel K. Avery and Felinda Avery, married of record in Book 10163, Page 759, Register's Office for Davidson County, Tennessee.

****Said properties are unimproved.**

Property Address: 3077, 3081, 3085, 3089 & 3093 Smith Springs Rd., Antioch, TN 37013

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.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantors do further covenant and bind themselves and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 3 day of May 2021

GRANTOR:

John F. Pratt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN F. PRATT, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

GRANTEE:

Elia Martinez Ramirez

Cornelio Guzman Trejo by , Attorney-In-fact

Cornelio Guzman Trejo by Elia Martinez Ramirez, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIA MARTINEZ RAMIREZ, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of April, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elia Martinez Ramirez, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Cornelio Guzman Trejo and acknowledged that he/she executed the same as the free act and deed of the said Cornelio Guzman Trejo, said Power of Attorney is recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 2nd day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY