Karen Johnson Davidson County
Batch# 632784 DEEDWARR
05/10/2021 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210510-0062803

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: TN2014460

INSTRUMENT FOR CORRECTION OF WARRANTY DEED

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
My Comm Exp. 8/22/2021
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of May, 2021.

NOTARY PUBLIC

My commission expires: 8/22/21

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betsy Ham 1703 Bondurant Street Old Hickory, TN 37138	Betsy Ham 1703 Bondurant Street Old Hickory, TN 37138	053-07-0-049.00

WHEREAS by Warranty Deed of record in **Instrument No. 20201019-0121418**, Register's Office for **Davidson** County, **Tennessee, Richard Van Kluyve and wife, Rachel Van Kluyve,** conveyed property described therein to **Betsy Ham;** and

WHEREAS, by inadvertence, typographical and mutual mistake, said deed contained an error in the legal description of the land intended to be conveyed, which was therein described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 28 on the Revised Plan of Section F, Village of Old Hickory, of record in Book 1424, page 131, Register's Office for said County, to which reference is hereby made for a more accurate description.

NOW, THEREFORE, in order to correct said typographical error and inadvertence, this Instrument for Correction is made, and **Richard Van Kluyve and wife, Rachel Van Kluyve,** for the consideration expressed in said former deed, has bargained and sold and by these presents do transfer and convey unto the said Grantee(s), **Betsy Ham,** their heirs and assigns a certain tract of land that is hereby agreed and understood to be correctly described as follows:

> **Land in Davidson County, Tennessee, being part of Lot No. 28 on the Revised Plan of Section "F", Village of Old Hickory, of record in Plat Book 1424, Pages 131 and 132, in the Register's Office for Davidson County, Tennessee.**

Said part of Lot No. 28 is described as beginning with an iron pin at the southwest corner of Lot No. 28 and running thence the following courses and distances: North 0 deg. 53' East 65 feet to an iron pin; thence South 88 deg. 38' East 137.6 feet to an iron pin; thence South 14 deg. 17' West 68 feet to an iron pin; thence North 88 deg. 38' West 122.9 feet to an iron pin to the point of beginning, containing .20 acres, more or less.

Being the same property conveyed to Betsy Ham by Warranty deed from Richard Van Kluyve and wife, Rachel Van Kluyve of record in Instrument No. 20201019-0121418 Register's Office for Davidson County, Tennessee, dated October 05, 2020 and recorded on October 19, 2020. (Value of consideration shown in aforementioned deed $90,000.00.) Being also known as 1703 Bondurant Street Nashville, Tennessee 37138.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, in the fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in **Instrument No. 20201019-0121418,** Register's Office for **Davidson** County, **Tennessee,** and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. 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.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 7th day of May, 2021.

Richard Van Kluyve

Rachel Van Kluyve

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Richard Van Kluyve and Rachel Van Kluyve, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of May, 202.

SHANNON O'NEILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 11/6/2024

True Copy Certification

I, **Jennifer L. Pennell,** 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022