CORRECTED WARRANTY DEED

(Correcting Deed of Record at Instrument No. 20190719-0071105)

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 N. Mt. Juliet Rd. Suite 202, Mt. Juliet, Tennessee 37122

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL ADDITIONAL CONSIDERATION FOR THIS TRANSFER IS **$0**. TRANSFER TAX ON CONSIDERATION OF $281,400.00 WAS PAID UPON RECORDING OF DEED BEING CORRECTED.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of June, 2021.

Notary Public

Commission Expires: 7/9/2024

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 662205 DEEDWARR
06/22/2021 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210622-0084256

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Burkeen 2035 Village Park Circle Old Hickory, TN 37138	Northpointe Bank Loan Servicing Suite 320, 3333 Deposit Dr. N. E. Grand Rapids, MI 49546	**044150E01800CO**

WHEREAS, THE WARRANTY DEED PREVIOUSLY EXECUTED BY GRANTOR HEREIN AND RECORDED IN INSTRUMENT NO. 20190719-0071105 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, **VILLAGE GREEN OF OLD HICKORY, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY BURKEEN, an unmarried person,** HEREINAFTER CALLED THE GRANTEE, AND HER HEIRS, 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 Lot No. 18 on the Final Plat Village Green Phase 3A, of record in Instrument No. 20180904-0087221, Register' Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Village Green of Old Hickory, LLC by deed from James R. Yates and wife, Carolyn H. Yates of record in Instrument No. 20160322-0027088, Register's Office for Davidson County, Tennessee.

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 **2035 Village Park Circle, Old Hickory, TN 37138**
(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.

The Grantee herein, Kimberly Burkeen, executes this Corrected Warranty Deed for purpose of verifying her acceptance of the legal description of the property conveyed herein as the true and accurate legal description.

VILLAGE GREEN OF OLD HICKORY, LLC, a
Tennessee Limited Liability Company, Grantor

By: _____
Robert E. Porter, Member

Kimberly Burkeen
Kimberly Burkeen, Grantee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Robert E. Porter, with whom I am personally acquainted or proved to me upon satisfactory evidence, and who upon oath acknowledged himself to be a Member of Village Green of Old Hickory, LLC, a Tennessee Limited Liability Company, a within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of said bargainor by himself as its Member, and further upon oath acknowledged that he did so as his free act and deed for the purposes therein contained.

Witness my hand this 14 day of June, 2021.

My Commission Expires: 01/26/2025

_____
NOTARY PUBLIC

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Kimberly Burkeen, 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 she did so as his free act and deed for the purposes therein contained.

Witness my hand this 18th day of June, 2021.

My Commission Expires: 05/05/25

_____
NOTARY PUBLIC

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202106220084256

True Copy Certification

I, Christopher M. Corriveau, 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 me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

