CORRECTIVE WARRANTY DEED

Karen Johnson Davidson County
Batch# 682701 DEEDWARR
07/23/2021 12:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210723-0099217

File No. TR-21-575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 (Transfer Tax previously paid at Instrument # 20210603-0074662, RODC)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2021

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4/30/22

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014	New Owner	
(NAME)	(NAME)	
952 Van Leer Drive		132-13-0-025.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Richard Apple and Rachel Apple, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The real Property in the County of Davidson, State of Tennessee, and more particularly described as follows: A Certain Tract or Parcel of Land in Davidson County, State of Tennessee Described as follows, to-wit: Being Lot No. 118 on the Map of Oakhill Valley Subdivision, as of Record in Book 1835, Pages 15 and 16, Register's Office for said County. Said Lot No. 118 fronts 131.96 feet on the Westerly Side of Van Leer Drive and runs back between lines, 235 feet on the South Line and 276.5 feet on the North Line (which said line is shown on said plan erroneously as being 267.45 feet) to a dead line in the rear on which it measures 237.01 feet.

Being the same property conveyed to Richard Apple and wife, Rachel Apple, by Warranty Deed from Margaret Hollis and husband, Brad Hollis, of record in Instrument No. 20151125-0119506 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 25, 2015.

This is property more commonly known as 952 Van Leer Drive, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness my/our hand this 1st day of June, 2021.

Richard Apple

Richard Apple

Rachel Apple by Richard Apple, Attorney-In-Fact

Rachel Apple by Richard Apple,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2021, before me personally appeared Richard Apple, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2021.

Tiffany Whittle

Notary Signature
My commission expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Richard Apple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Rachel Apple, and that this instrument was executed on behalf of the said Rachel Apple for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument / Book & Page No. 20210603-0074661, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 1st day of June, 2020.

Notary Public Tiffany Whittle

My Commission Expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Certificate of Authenticity

I, Tiffany Rooker, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-1-21.

Date

Tiffany Rooker

Affiant Signature

6-1-21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of June, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON