Karen Johnson Davidson County
Batch# 694212 DEEDWARR
08/10/2021 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210810-0108010

Corrective Warranty Deed

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

(Consideration paid @ Instrument No. 20200810-0088544)

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2021.

Notary Public

My commission expires: 7-7-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Focus Group of Tennessee, LLC	New Owner	159-03-0-001.00
2002 Richard Jones Road, Suite 304		
Nashville, TN 37215		

This Instrument is being executed and recorded to correct that Warranty Deed of record at Instrument No. 20200810-0088544, dated August 3, 2020, recorded August 10, 2020, Register's Office of Davidson County, Tennessee, which incorrectly stated the Grantee's name as The Focus Group of TN, LLC. The below Grantee clause reflects the correct entity name that was intended to be the Grantee in that Instrument.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WRENCO 18, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **THE FOCUS GROUP OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 12 on the Plan of Section One, Camelot Acres of record in Plat Book 3700, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 186.38 feet on the easterly side of Camelot Court and extends back 214.1 feet on the Northerly line and 240 feet on the Southerly line to a dead line, measuring 209.9 feet thereon.

Being the same property conveyed to Wrenco 18, LLC, a Tennessee limited liability company by Warranty deed from Matthew A. Price, a married man and wife, Jeanie M. Price of record in Instrument No. 20180226-0017647 Register's Office for Davidson County, Tennessee, dated February 20, 2018 and recorded on February 26, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5314 Camelot Court, Brentwood, Tennessee 37027.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of August, 2021.

WRENCO 18, LLC, a Tennessee Limited Liability Company

BY: _____
Kevin D. Montgomery, Authorized Agent

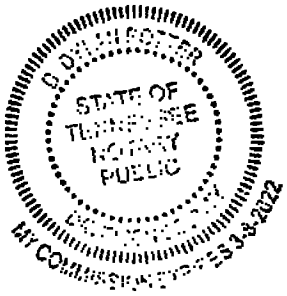
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent for Wrenco 18, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of August, 2021.

_____
Notary Public

My Commission Expires: 03-08-22



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/10/2021 (date ~~of document~~).

Affiant Signature

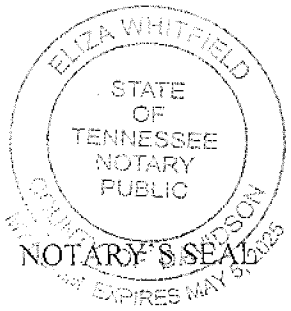
08/10/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of August, 2021.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025