Karen Johnson Davidson County
Batch# 703080 DEEDQC
08/23/2021 03:25:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210823-0113845

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map & Parcel No.**
Roy Rodgers 508 Monica Ave. Goodlettsville, TN 37072	Same	059 11 0 257.00

Deed Of Correction

This conveyance is hereby made to correct the **Quitclaim** Deed of record in **Instrument No. 20210820-0112981, dated August 20, 2021**, Register's Office for Davidson County, Tennessee, whereby the Grantee, Roy Rodgers was to receive a partial interest in the title of the described property herein as joint tenant with right of survivorship with Alma Martin, Grantor.

Therefore, **Alma Martin, Grantor, hereby transfer and convey to Roy Rodgers, Grantee**, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee to-wit:

LAND in Davidson County, Tennessee, being Lot No. 581, on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a complete legal description.

Being the same property conveyed to Willie A. Martin and wife, Alma Martin, by deed from Attorneys Title Company, Inc., Trustee, of record in Book 4587, Page 704, Register's Office for Davidson County, Tennessee.

This is improved property, known as: **623 Rowan Dr., Nashville, TN 37207**.

Willie A. Martin and Alma Martin were married in Davidson County, Tennessee on July 17th, 1967. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Willie A. Martin in Davidson County, Tennessee, on October 19th, 2019; and Alma Martin conveys as surviving tenant by the entirety.

The effect of this conveyance is to vest an undivided fee simple interest with a value of $11,700.00 in the Grantee, who holds this partial interest as a joint tenant with right of survivorship with Roy Rodgers.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Alma Martin by Roy Rodgers

Alma Martin by Roy Rodgers as Attorney in Fact
Grantor

State of Tennessee
County of Robertson

On August 23, 2021, before me personally appeared Roy Rodgers, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Alma Martin, and who acknowledged that he executed the same as attorney-in-fact for Alma Martin.

Notary Public

My commission expires: 5/25/2022

JOSHUA BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Robertson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.00.

Roy Rodgers, Grantee

Sworn to and subscribed before me on August 23, 2021.

Notary Public
My commission expires: 5/25/2022

JOSHUA BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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 August 23, 2021.

Signature

Aug. 23, 2021
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on August 23, 2021.

Notary's Signature
My Commission Expires: 5/25/2022

JOSHUA BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER