Karen Johnson Davidson County
Batch# 711829 DEEDWARR
09/08/2021 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210908-0120295

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $199,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD.
GALLATIN, TN 37066

CORRECTIVE WARRANTY DEED

CORRECTING WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20210120-0008250 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RECORDING/TRANSFER TAXES PAID ON PRIOR INSTRUMENT

The purpose of this instrument is to correct the Legal Description of prior instrument.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Mark Rice	**NEW OWNER**	**07009006600**
3104 Curtis St.		
Nashville, TN 37218		

FOR AND IN 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 ACKNOWLEDGE, WE,

Kyle A. Brown, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Mark Rice, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 the Easterly 50 feet of the Westerly 133.8 feet of Lot No. 2 on the plan of H.E. Simkin's Subdivision of the L.G. Curtis Lands, a plat of which is of record in Book 547, page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Kyle A. Brown, an unmarried man, by Warranty Deed from Lewis Ellis, III, an unmarried man, dated March 18, 2015, of record in Instrument No. 20150325-0025526, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3104 Curtis St., Nashville, TN 37218.

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 in 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.

AND NOW, I, **Andrew Mark Rice**, for the purpose of clearing any clouds to title to that property known as 3106 Curtis St., Nashville, TN 37218, Map/Parcel No. 07009006700, do hereby quitclaim and convey unto **Kyle A. Brown, an unmarried man,** his successors, heirs and assigns all of his rights, title and interests in and to a certain parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 100 feet of the Westerly 133.8 feet of Lot No. 2 on the plan of H.E. Simkin's Subdivision of the L.G. Curtis Lands, a plat of which is of record in Book 547, page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Andrew Mark Rice, an unmarried man, by Warranty Deed from Kyle A. Brown dated January 15, 2021, of record in Instrument No. 20210120-0008250, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 31st day of August, 2021.

Kyle A Brown
Kyle A. Brown

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Kyle A. Brown** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the forgoing instrument for the purpose therein contained.

Witness my hand this 31 day of August, 2021.

Emily Joy Montgomery
Notary Public

My Commission Expires: 9-2-2024

Witness my/our hand(s) this 31 day of August, 2021.

Andrew Mark Rice
Andrew Mark Rice

EMILY JOY MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-2-2024

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Andrew Mark Rice** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the forgoing instrument for the purpose therein contained.

Witness my hand this 31 day of August, 2021.

Emily Joy Montgomery
Notary Public

My Commission Expires: 9-2-2024

EMILY JOY MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-2-2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 08/31/2021 (date of document).

Jennifer Russell
Affiant Signature

09/03/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of September 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

