Karen Johnson Davidson County
Batch# 723789 DEEDWARR
09/24/2021 03:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210924-0128853

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Vincent Edward Zirker, Jr
2008 A Owen Street
Nashville, TN 37208

Map and Parcel
081 07 1S 002.00

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Dawn Martin
Affiant

Subscribed and sworn to before me this 22nd day of September, 2021.

Brian D. Mitchell
Notary Public

My commission expires: 7/3/2023

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

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**DEED OF CORRECTION**

**WARRANTY DEED**

WHEREAS, a Warranty Deed conveying the within described property from **Phillip E. Taylor, a single man,** to **Vincent Edward Zirker, Jr.** has previously been executed and put of record in **Instrument No. 20210805-0105588**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed had an incorrect legal description.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Phillip E. Taylor, a single man,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Vincent Edward Zirker, Jr, a married man,** hereinafter referred to as Grantee, its heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 081 07 1S 002.00, described as follows to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit **B** of Townhomes at 2008 Owen, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 2008 Owen, a Horizontal Property Regime, of record in Instrument No. 20201202-0139985, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Phillip E. Taylor, a Single Man, by Warranty Deed from Brady Dale Etzkorn-Morris, Married, of record in Instrument No. 20201202-0139982, in the Register's Office of Davidson County, Tennessee, dated November 17, 2020 and recorded on December 02, 2020.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

• Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 081 07 1S 002.00

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Buena Vista, as recorded in Plat Book 57, Page(s) 26 and 27.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201202-0139985.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2008 A Owen Street, Nashville, TN 37208.**

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 Grantors do covenant with the said Grantees that the Grantors 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 Grantors to further covenant and bind themselves, their 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 our hands this 15th day of September, 2021.

**GRANTORS:**

Phillip E. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP E. TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

**GRANTEE:**

Vincent Edward Zirker Jr By Debbie D Sullivan

Vincent Edward Zirker, Jr. by Debbie D. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debbie D. Sullivan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VINCENT EDWARD ZIRKER, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said VINCENT EDWARD ZIRKER, JR..

Witness my hand and official seal, this the 22nd of September, 2021.

Notary Public
My Commission Expires: 1/3/2023
(SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Brian Mitchell, 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 September 23, 2021 (date of document).

Brian Mitchell

Affiant Signature

Date 09/23/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2021.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

