Karen Johnson Davidson County
Batch# 728134 DEEDWARR
09/30/2021 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210930-0131884

Deed of Correction
(to correct legal description)
Original deed recorded in Instrument No. 20210826-0115213, Register's Office for Davidson County, TN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$0.**

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2021.

Notary Public

My commission expires: 5-8-2023
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2023

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
APG RENTALS, LLC	New owner	083-02-0-140.00
10182 Old Hwy 60		
Dudley, MO 63936		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KIRBY C. BERRY AND WIFE, TERRY A. JACKSON,

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

APG RENTALS, LLC, A MISSOURI LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 20 and southeast triangular strip off of Lot No. 19, as shown on the map entitled Map of the Subdivision of a part of the Weakley Home Place, of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Beginning at a point in the southerly margin of Benjamin Avenue, at the corner of Lots 20 and 21; thence with the line between lots, southerly 132 feet to the north margin of an alley; thence with the margin of said alley, westerly 52.4 feet to a point, which is 2.14 feet west of the common corner of Lots 19 and 20; thence northeasterly 115 feet more or less to a point in the common line between Lots 19 and 20; said point being 115 feet north of the north margin of an alley as measured along the line of said lots; thence with the line between said lots, northerly 17.5 feet to the southerly margin of Benjamin Avenue; thence with the margin off the same, easterly 50 feet the point of beginning.

Being the same property conveyed to KIRBY C. BERRY AND WIFE, TERRY A. JACKSON, by deed from LEWIS SCARBOROUGH, UNMARRIED, of record in Book 6498, page 393, dated February 20, 1985, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1422 Benjamin Street, Nashville, TN 37206.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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(s) this 28th day of September, 2021

KIRBY C. BERRY

TERRY A. JACKSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KIRBY C. BERRY AND WIFE, TERRY A. JACKSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September 2021.

NOTARY PUBLIC
My Commission Expires: 9-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Emily Prophet, 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 9.28.21 (date of document).

Affiant Signature

9.28.21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of September, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

