Karen Johnson Davidson County
Batch# 740212 DEEDWARR
10/20/2021 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211020-0140819

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00
Taxes were collected with transfer of record in Instrument No. 20210806-0106139.

Affiant

Subscribed and sworn to before me, this 13th day of October 2021.

Notary Public

My commission expires: _____

LAURIE LAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT PREPARED BY
CLOSED Title
278 Franklin Road, Suite 160
Brentwood, TN 37027
File # 2021-4130

CORRECTIVE WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kazadi Kazadi and Nayeli Anaya Kazadi	**This is a Corrective Deed only.**	**107-13-0-122.00**
1202 Catina Drive		
Nashville, TN 37217		

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,

Sayed Selim, married

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

Kazadi Kazadi and Nayeli Anaya Kazadi, husband and wife

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 Lot No. 280 on the Plan of First Addition Miro Meadows Subdivision of record in Plat Book 1424, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ricky H. Jackson by Warranty deed from Tyler Price Taylor, unmarried of record in Instrument No. 20050816-0096877 Register's Office for Davidson County, Tennessee, dated August 5, 2005 and recorded on August 16, 2005.

Being the same property conveyed to Sayed Selim , a married man by Warranty deed from Jesse Timmons Jackson and Tommy Joe Jackson and Dorothy Ann Shope and Keith A. Jackson and Melissa Lozano of record in Instrument No. 20200210-0015209 Register's Office for Davidson County, Tennessee, dated February 07, 2020 and recorded on February 10, 2020.

This Corrective Warranty Deed is made for the purpose of correcting the Grantor's name in that Warranty Deed of record in Instrument No. 20210806-0106139, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1202 Catina Drive Nashville, TN 37217

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 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.

Witness my/our hand(s) this 13th day of October, 2021.

Sayed Selim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Sayed Selim, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2021.

Notary Public

My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2021-4130
RECORD & RETURN TO:
CLOSED TITLE
278 FRANKLIN ROAD, SUITE 160
BRENTWOOD, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 13, 2021.

J. Carlton Drumwright

October 13, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 13, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY