THIS INSTRUMENT PREPARED BY R. SPENCER HAMLIN, ATTORNEY
112 FREY STREET, ASHLAND CITY, TENNESSEE 37015

DEED OF CORRECTION FOR WARRANTY DEED

ADDRESS OF OWNER	SEND TAX BILLS TO	MAP AND PARCEL
Ricky E. Ray	Same	Map: 067-00-0-014.00
Crystal M. Ray		067-00-0-015.00
199 Knee Road		
Watertown, Tennessee 37184		

WHEREAS at **Instrument Number: 20190802-0076771**, Register's Office for Davidson County, Tennessee the **GRANTORS, BETSY H. BEARD, by and through her duly appointed attorney in fact WILLIAM HAYES BEARD (Instrument Number: 20190802-0076769)** and **DENISE LOVELACE** conveyed a certain parcel or tract of real property to **GRANTEES, RICKY E. RAY and wife, CRYSTAL M. RAY**;

AND WHEREAS AND WHEREAS the original Notary acknowledgement, in said **Instrument Number: 20190802-0076771,** misstated the bargainor's name, which has been acknowledge by recorded Notary Affidavits under **Instrument Number: 20210630-0088736 and 20210630-0088737** Register's Office for Davidson County, TN and it is the desire of the parties to enter into contract in order to correctly state the bargainor's name in the Notary acknowledgement by way of providing this Warranty Deed of Correction as follows:

FOR AND IN CONSIDERATION of the sum of **TEN DOLLARS ($10.00)**, cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of conveying said property, I, **BETSY H. BEARD, by and through her duly appointed attorney in fact WILLIAM HAYES BEARD (Instrument Number: 20190802-0076769)** and **DENISE LOVELACE, GRANTORS** have bargained and sold, and by these presents do transfer and convey unto the said **RICKY E. RAY and wife, CRYSTAL M. RAY, GRANTEES** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

BEING a lot fronting 200' on the new Hydes Ferry Pike and running back between parallel lines 327' 7" and containing 1 ½ acres, more or less. The said 200' frontage lies Easterly

Karen Johnson Davidson County
Batch# 741096 DEEDWARR
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Fees: $37.00 Taxes: $0.00
20211021-0141484

from the Westerly property line Mrs. Mary D. Foster at its intersection with the Northerly right of way line of the new Hydes Ferry Pike and is more particularly described as follows:

Beginning at the intersection of the property line between Foster and McDonald, which is Foster's West property line and McDonalds's East property line, and the Northerly right of way line of the new Hydes Ferry Pike, and running North 15 deg. West along said property line 327' 7"; thence, North 66 deg. 7' East 200'; thence, south 15 deg. - 0' East 327' 7" to the Northerly right of way line of the new Hydes Ferry Pike; and thence, South 66 deg. - 7' West 200' to the beginning and containing 1 ½ acres more or less.

Being the same property conveyed to H.M. Beard, Sr. and wife, Mattie Belle Bridges Beard by deed from the Davidson County Highway Commission, of record in Book 1072, page 318, dated December 6, 1937, said Register's Office. Mattie Belle Bridges Beard died in 1946 leaving H.M. Beard, Sr. as the surviving tenant by the entireties. H.M. Beard, Sr. died intestate on or about August 23, 1959, leaving H.M. Beard, Jr. and Mary Elizabeth Beard as his only heirs-at-law. For further reference see Affidavit of Heirship of record of record as **Instrument No. 20190802-0076770**, said Register's Office.

Mary Elizabeth Beard has since married Neil C. Watson and is now known as Mary Elizabeth Watson. Mary Elizabeth Watson died testate on or about December 26, 2007, devising her interest in said property to Neil C. Watson, by will of record in Docket No. 19P48 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Neil C. Watson died testate on or about May 16, 2015, devising his one-half undivided interest in said property to Denise Lovelace by will of record in Estate No. FI-2015-0000984 in the Circuit Court of Fairfax County, Virginia (Probate Division), a certified copy of which is of record as **Instrument No. 20170829-0088792**, said Register's Office. An order of probate for muniment of title was filed in Docket No. 17P1252 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), a certified copy of which is of record as **Instrument No. 20170829-0088791**, said Register's Office.

H.M. Beard, a/k/a Hayes Beard, has conveyed his one-half undivided interest in said property to the Hayes & Betsy Beard Revocable Living Trust by deed of record in Book 9959, page 83, said Register's Office. Betsy H. Beard as Trustee of the Hayes & Betsy Beard Revocable Living Trust has conveyed said one-half undivided interest in said property to Betsy H. Beard by Quitclaim Deed of record as **Instrument No. 20070312-0030293**, said Register's Office.

Being the same property conveyed to Ricky E. Ray and wife, Crystal M. Ray by deed from Betsy H. Beard, by and through her duly appointed attorney at fact, William Hayes Beard **(Instrument Number: 20190802-0076769)** and Denise Lovelace of record at **Instrument Number: 20190802-0076771**, Register's Office for Davidson County, Tennessee.

Tract 2:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of U. S. Highway No. 43 at the intersection of the northerly margin of said Highway and the western boundary line of the property conveyed to R. D. Hyde; thence with the western boundary line of the said Hyde Property; north 20 deg. 13' west 1570 feet to a point and north 21 deg. 12' west 522.3 feet to the center of Back Creek; thence with the center of Back Creek, south 53 deg. 02' west 336.3 feet to a point, south 62 deg. 39' west 171.6 feet to a point in the eastern boundary line of a tract of land conveyed to Douglas McDonald; thence, with the eastern boundary line of said McDonald's property, south 22 deg. 11' east 583.4 feet to a point and south 19 deg. 29' east 1058 feet to the northwest corner of another tract of land conveyed to Douglas McDonald; thence, with the northern boundary line of the property owned by McDonald and H. M. Beard, north 62 deg. 06' east 444 feet to Beard's northeast corner; thence, with the eastern boundary line of said Beard's tract of land, south 19 deg. 22' east 327 feet to a point in the northerly margin of said Highway; thence, with the northerly margin of said highway, north 62 deg. 06' east 486 feet to the beginning, containing 39 acres, more or less.

Being the same property conveyed to H.M. Beard, Sr. and wife, Elizabeth Beard, by deed from Samuel Foster, Carrie Foster Rassmussen and Mabel Foster Elliott, Marion Lunda and Fred Lunda, of record in Book 1756, page 126, dated August 1, 1949, said Register's Office. H.M. Beard, Sr. died on or about August 23, 1959, leaving Elizabeth Beard as the surviving tenant by the entirety. Elizabeth Beard conveyed said property to H.M. Beard, Jr. and Mary Elizabeth Beard, reserving unto herself a life estate, by deed of record in Book 2965, page 69, dated October 6, 1959, said Register's Office. Elizabeth Beard has subsequently died, thereby extinguishing her life estate.

H.M. Beard, a/k/a Hayes M. Beard, Jr. and Betsy Beard, have conveyed his interest in said property to The Hayes and Betsy Beard Revocable Living Trust, by Quitclaim Deed of record in Book 9959, page 85, dated February 13, 1996, said Register's Office. Betsy H. Beard, Trustee of The Hayes and Betsy Beard Revocable Living Trust, has conveyed said one-half undivided interest in said property to Betsy H. Beard, by Quitclaim Deed of record as **Instrument No. 20070312-0030294**, dated March 9, 2007, said Register's Office.

Mary Elizabeth Beard has since married Neil C. Watson and is now known as Mary Elizabeth Watson. Mary Elizabeth Watson died testate on or about December 26, 2007, devising her interest in said property to Neil C. Watson, by will of record in Docket No. 19P48 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Neil C. Watson died testate on or about May 16, 2015, devising his one-half undivided interest in said property to Denise Lovelace by will of record in Estate No. FI-2015-0000984 in the Circuit Court of Fairfax County, Virginia (Probate Division), a certified copy of which is of record as Instrument No. 20170829-0088792, said Register's Office. An order of probate for muniment of title was filed in Docket No. 17P1252 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), a certified copy of which is of record as **Instrument No. 20170829-0088791**, said Register's Office.

Being the same property conveyed to Ricky E. Ray and wife, Crystal M. Ray by deed from Betsy H. Beard, by and through her duly appointed attorney at fact, William Hayes Beard (**Instrument Number: 20190802-0076769**) and Denise Lovelace of record at **Instrument Number: 20190802-0076771**, Register's Office for Davidson County, Tennessee.

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 is 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.

WITNESS our hands this the 13th day of October, 2021.

W. H. Beard POA Betsy Beard

BETSY H. BEARD, by and through her duly appointed attorney in fact WILLIAM HAYES BEARD

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **BETSY H. BEARD, by and through her duly appointed attorney in fact WILLIAM HAYES BEARD,** one of the **GRANTORS** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 112 Frey Street Ashland City, Tennessee, this the 13th day of October, 2021.

Maria C. Binkley

NOTARY PUBLIC

My commission expires: 09-21-2024

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Denise Lovelace
DENISE LOVELACE

STATE OF Virginia)
COUNTY OF Fairfax)

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **DENISE LOVELACE**, one of the **GRANTORS** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 5590 Backlick Rd #220, Springfield VA 22151, this the 14th day of October, 2021.

Lisa L. Basista
NOTARY PUBLIC
My commission expires: 4/30/2023

LISA L BASISTA
COMMONWEALTH OF VIRGINIA
#258241
COMMISSION EXPIRES
4/30/2023
NOTARY PUBLIC

Ricky E Ray

RICKY E. RAY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **RICKY E. RAY,** one of the **GRANTEES** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 112 Frey Street, Ashland City, Tennessee, this the 20th day of October, 2021.

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Maria C. Binkley

NOTARY PUBLIC
My commission expires: 09-21-2024

Crystal M Ray

CRYSTAL M. RAY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **CRYSTAL M. RAY,** one of the **GRANTEES** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 112 Frey Street Ashland City, Tennessee, this the 20th day of October, 2021.

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Maria C. Binkley

NOTARY PUBLIC
My commission expires: 09-21-2024

STATE OF TENNESSEE)
COUNTY OF Cheatham)

As required by *Tennessee Code Annotated Section 67-4-409 a (4) and (a)(6)(A)* the undersigned being Grantee(s), Grantee's agent, or a trustee acting for Grantee(s), after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **ZERO DOLLARS ($0.00).**

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Crystal M. Ray
CRYSTAL M. RAY, AFFIANT

Ricky E Ray
RICKY E. RAY, ~~AFFIANT~~

Sworn to and subscribed before me on this the 20th day of October, 2021.

Maria C. Binkley
NOTARY PUBLIC
My commission expires: 09-21-2024

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY