Karen Johnson Davidson County
Batch# 745512 DEEDWARR
10/28/2021 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211028-0144814

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

Send Tax Bills To:
NEW OWNERS

New Owners are:

W. David Swenson and

Rita Swenson

1746 Rock Church Road

Dickson, TN 37055

Map and Parcel
114-12-4A-023.00

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS. TAXES WERE PAID ON THE SPECIAL WARRANTY DEED FILE JUNE 3, 2021 OF RECORD IN INSTRUMENT NO. 20210603-0074398.

Stacey Palmer
Affiant

Subscribed and sworn to before me this 1st day of October, 2021.

Notary Public

My commission expires: _____

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 06/11/2023
COUNTY OF CHEATHAM

• • • • •

**DEED OF CORRECTION**

**WARRANTY DEED**

WHEREAS, a Special Warranty Deed conveying the within described property to Vastland Northcrest Development, LLC has previously been executed and put of record in Instrument Number 20210603-0074398, Register's Office of Davidson County, Tennessee and;

WHEREAS, the said Warranty Deed was deficient or contained errors in that it recited the incorrect

Grantees.

NOW, THEREFORE, For 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 Vastland Northcrest Development, LLC., a Tennessee Limited Liability Company, hereinafter called the Grantor, have bargained and sold, and by these presents transfer and convey unto the said W. David Swenson and Rita L. Swenson, husband and wife, hereinafter referred to as Grantees, their heirs and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 55, The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050421-0044398, Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, amended in Instrument No. 20190123-0006687, amended Instrument No. 20190607-0054759 and amended in Instrument No. 20200310-0027036, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

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.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24 day of September, 2021.

GRANTEES:

W. David Swenson

Rita Swenson

GRANTOR:

Vastland Northcrest Development, LLC

By: _____
John Gleaves
Authorized Agent

ACKNOWLEDGEMENT

STATE OF TENNESSEE )
COUNTY OF DICKSON )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared W. DAVID SWENSON AND RITA SWENSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged that he has executed the foregoing instrument for the purposes therein contained

Witness my hand and seal on this the 24 day of September 2021.

LISA GABELL
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES
03-20-2024
COUNTY OF DICKSON

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25 of October, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

# True Copy Certification

I, **Ryan Terrell**, 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 10/25/2021 (Date of Document).

Affiant

10/26/2021
Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this 26th day of October, 2021.

Briana Gage
Notary

(Seal)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

MY COMMISSION EXPIRES: _____