Karen Johnson Davidson County
Batch# 775081 DEEDWARR
12/16/2021 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211216-0166617

DEED OF CORRECTION

GROVER CHRISTOPHER COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS 00/100 ($0.00).

Roy F Clendenin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/08/2025

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ryan Carney (NAME)	**NEW OWNER** (NAME)	**018-12-0-084.00**
655 Main Street North Goodlettsville, TN 37072 (ADDRESS)	**655 Main Street North Goodlettsville, TN 37072** (ADDRESS)	

DEED OF CORRECTION

THIS DEED OF CORRECTION, made and entered into this ____ day of December, 2021, by and between **ROY F. CLENDENIN AND FAYE CLENDENIN, HUSBAND AND WIFE**, hereinafter called the Grantors, and **RYAN CARNEY, A SINGLE MAN,** hereinafter called the Grantee.

WITNESSETH:

WHEREAS, on July 21, 2021, for and in consideration of the sum of Ten Dollars and No Cents ($10.00), cash in hand by the Grantee, by Warranty Deed dated July 21, 2021, and recorded July 23, 2021 as Instrument No. 20210723-0099292 recorded in the Register's Office for Davidson County, Tennessee, the undersigned Grantors, **ROY F. CLENDENIN AND FAYE CLENDENIN,** intended to bargain, sale, and warrant to the Grantee, **RYAN CARNEY**, the real estate located in **Davidson County,** State of **TENNESSEE** which is hereinafter more particularly described; and

WHEREAS, question has now been raised as to the accuracy of the description of the real estate contained in the Warranty Deed; and

WHEREAS, the parties hereto now desire to correct and reform the Deed in order to remove any question as to the description of the real estate intended to be conveyed by the Deed.

NOW THEREFORE, the Grantors, in and for considerations expressed in the above-mentioned Warranty Deed paid by the Grantee, the receipt and sufficiency of which are acknowledged and confessed, grants, sells, conveys, and otherwise transfers, unto the Grantee, the following described property:

> BEING Lot No. 5 on the Plan of Jackson Park Subdivision as of record in Book 6900, page 430, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same proeprty conveyed to Roy F. Clendenin and Faye Clendenin, husband and wife by Quitclaim Deed dated January 9th, 2009 and recorded January 13th, 2009 at Instrument No. 20090113-0003096 in the Register's Office of Davidson County.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

The Grantees execute this Deed of Correction for the purpose of consenting to the reformation of the Warranty Deed and agree that the real estate herein described is the real estate intended to be conveyed by the Warranty Deed.

IN WITNESS WHEREOF, this instrument has been executed this 2 day of December, 2021.

GRANTOR: ROY F. CLENDENIN

Roy F Clendenin

GRANTOR: FAYE CLENDENIN

Faye Clendenin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Roy F. Clendenin,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 3 day of December, 2021.

Notary Public

My Commission Expires

9-8-25

GROVER CHRISTOPHER COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Fay Clendenin,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 2 day of December, 2021.

Notary Public

9-8-25

My Commission Expires

GROVER CHRISTOPHER COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 12/03/2021 (date of document).

Affiant Signature

12/03/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 03 day of December, 2021.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024