Karen Johnson Davidson County
Batch# 787865 DEEDWARR
01/12/2022 07:58:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220112-0003803

Corrective Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

(Consideration paid @ Instrument No. 20210921-0126666)

Affiant

Subscribed and sworn to before me, this the ___ day of October, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Meredith M. Kelly	New Owner(s)	083-11-0G-002.00
2305 Brittany Drive		
Nashville TN 37206		

This Instrument is being executed and recorded to correct that Warranty Deed of record at Instrument No. 20210921-0126666, dated September 17, 2021, recorded September 21, 2021, Register's Office of Davidson County, Tennessee. Said Warranty Deed included an incorrect legal description for 2305 Brittany Drive, Nashville TN 37206. Only Unit 2305 should have been conveyed as described in the below legal description.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD SCOTT WHITE AND KRISTIE ANN WHITE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEREDITH M. KELLY, A UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 2305 on the plan of 2305 Brittany Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2305 Brittany Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201022-0123184, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to William G. Clark, by Warranty Deed from Clark Gower and wife, Leona Sanders Gower, of record in Book 5646, Page 217, in the Register's Office of Davidson County, Tennessee, dated September 03, 1980 and recorded on September 03, 1980.

Being a portion of the same property conveyed Brett Gower Clark, by Executor's Quitclaim Deed from Richard Scott White, Executor of The Estate of William Gillespie Clark, deceased, of record in Instrument No. 20200805-0086896, in the Register's Office of Davidson County, Tennessee, dated August 05, 2020 and recorded on August 05, 2020. And William Gillespie Clark died on March 12, 2020 and Order recorded in Instrument No. 20200527-0054696 and Will filed in the Seventh Circuit Court Probate Division for Davidson County, Tennessee, Case No. 20P-796, and of record as Instrument No. 20200527-0054697, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Richard Scott White and Wife, Kristie Ann White, by Warranty Deed from Brett Gower Clark, of record in Instrument No. 20200805-0086897, in the Register's Office of Davidson County, Tennessee, dated August 05, 2020 and recorded on August 05, 2020. And Scrivener's Affidavit recorded in Instrument No. 20201022-0123183.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2305 Brittany Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15 th day of October, 2021.

Richard Scott White

Kristie Ann White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard Scott White and Kristie Ann White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15 th day of October, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Meredith M. Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Meredith M. Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of ~~October, 2021.~~ January, 2022

Notary Public

My Commission Expires: _____

