THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Suite 130** **Nashville, Tennessee 37215** ***The purpose of this Deed of Correction is to correct the Grantee in the prior conveyance.***	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 12th day of January, ~~2021~~ 2022 Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 789861 DEEDWARR
01/13/2022 11:48:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220113-0005106

SHIRA KINDREY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
EXPIRES SEPTEMBER 8TH, 2025

DEED OF CORRECTION

WARRANTY DEED

Address New Owner: Jack Wilson and Isabelle Roznik 1014 43rd Avenue North Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 091 08 0 081.00

WHEREAS, a Warranty Deed conveying the within described property from **Hollace McKinley and Myrna McKinley, a married couple to Kailyn Whitaker and Isabelle Roznik**, has previously been executed and put of record in **Instrument No. 20211119-0154248**, Register's Office of Davidson County, TN.

WHEREAS, by inadvertence and mutual mistake, the Grantee was incorrectly named on the Deed; and

WHEREAS, the undersigned Grantee parties intended for the Deed to convey the property to "Jack Wilson, unmarried and Isabelle Roznik, unmarried"; and

WHEREAS, Kailyn Whitaker is not associated with this property and her name was included on the Deed by clerical error;

WHEREAS, Hollace McKinley and Myrna McKinely, (hereinafter collectively referred to as "Sellers"); and Jack Wilson and Isabelle Roznik , (hereinafter collectively referred to as "Buyers") desire to record this Deed of Correction to correct the vested ownership of the property;

NOW, THEREFORE, for and 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 **Hollace McKinley and Myrna McKinley, a married couple,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jack Wilson, unmarried and Isabelle Roznik, unmarried,** hereinafter referred to as Grantees, their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 091 08 0 081.00 described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of L.H Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the Easterly side of 43rd Avenue, North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by Warranty Deed of record in Instrument No. 20211119-0154248, Register's Office of Davidson County, TN and subject to those matters expressly stated in said deed.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20211119-0154248, Register's Office for said County.

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

IN WITNESS WHEREOF, the parties have executed this instrument on this 14th day of January, 2022

GRANTORS:

Hollace McKinley

Hollace McKinley

Myrna McKinley

Myrna McKinley

STATE OF TN.)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, personally appeared, **Hollace McKinley and Myrna McKinley**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 14th day of January, 2022

Notary Public

My commission expires: 4/28/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the parties have executed this instrument on this 22 day of December, 2021.

GRANTEES:

Jack Wilson

Isabelle Roznik

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, personally appeared, **Jack Wilson and Isabelle Roznik**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 22 day of December, 2021

Notary Public

My commission expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024