Karen Johnson Davidson County
Batch# 794699 DEEDQC
01/24/2022 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220124-0008778

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

New Owner:
Jack D. Holt
4204 B Brush Hill Rd
Nashville, TN 37216

Send Tax Bills To:
New Owner
4414 Brush Hill Rd
Nashville, TN 37216
Map and Parcel
061-08-0-059.00

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 13 day of January, 2022.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My commission expires: _____

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DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property from JAMES E. HOLT (Grantor) to JACK D. HOLT and JAMES E. HOLT (Grantees), has previously been executed and put of record in **Instrument No. 20130614-0060966**, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said quitclaim deed was deficient or contained errors in the legal description.

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, **JAMES E. HOLT (Jack D. Holt as sole heir at law)**, hereinafter called the Grantor, has bargained and sold, and by these presents transfer and convey unto **JACK D. HOLT AND JAMES E. HOLT, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter referred to as Grantee, his heirs, successors and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being part of Lot No. 3, Block No. 2 on the plan of A. J. McGaughey's Haysboro Subdivision, a plan of which is recorded in Book 547, Pages 15 and 16 R.O.D.C. Tenn.

Said part of said Lot No. 3 being described as follows: Beginning at a point in the West margin of Haysboro Drive, being the Northeast corner of Lot No. 2 in said plan: thence Westerly with the Northerly line of said Lot No. 2, 300 feet to the Easterly margin of a 40 foot road; thence Northerly with the Easterly margin of said 40 foot road, 15 feet to a point; thence Easterly and parallel with the Northerly line of Lot No. 2, 150 feet to a point; thence Northerly and parallel with the said 40 foot road, 85 feet to a point in the Southerly line of Lot No. 4, in said plan, thence Easterly with the Southerly line of Lot No. 4, 150 feet to the Westerly margin of Haysboro Drive; thence Southerly with the Westerly margin

of Haysboro Drive, 100 feet to the beginning and being part of the same property conveyed to H.L. Ridge, by deed of record in Book 621, Page 489, R.O.D.C. Tenn.

Being the same property conveyed to James E. Holt by Warranty Deed from Madsion Suburban Utility District of record in Book 7866, page 289, Register's Office for Davidson County, Tennessee, dated June 14, 1989 and recorded on June 16, 1989.

The said Grantor James E. Holt having since died intestate on May 24, 2018. His interest in the property vested in his sole heir at law Jack D. Holt. The said Jack D. Holt joins in this conveyance as Grantor in his capacity as sole surviving heir at law as well as Grantee in order to correct the aforementioned error or deficiency.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is property commonly known as **4202 B Brush Hill Road, Nashville, TN 37216.**

Witness my hand this 13 day of January, 2022.

Grantor:

Jack D Holt

Jack D. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Jack D. Holt** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Corrective Deed for the purposes herein set forth.

Witness my hand and official seal of office at this the 13 day of January, 2022.

LNBlakely

Notary Public

My Commission Expires: _____

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Grantee:

Jack D Holt

Jack D. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Jack D. Holt** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Corrective Deed for the purposes herein set forth.

Witness my hand and official seal of office at this the 13 day of January 2022.

LNBlakely

Notary Public

My Commission Expires: _____

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Certificate of Authenticity

I, Emily Manno, 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 1/13/22.

Date

Affiant Signature

1/13/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of January, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON