Karen Johnson Davidson County
Batch# 802872 DEEDWARR
02/09/2022 01:52:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220209-0015112

Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

This deed is being recorded to correct the legal description on deed recorded at Instrument No. 20171208-0125400 and to provide warranties of title.

CORRECTIVE WARRANTY DEED

Effective as of the 5th day of December, 2017, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Ruth A. Simpson f/k/a Ruth A. Shepard a/k/a Ruth Ann Wiser Sheppard, unmarried,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **John L. Kamacho and Phyllis J. Kamacho, a married couple,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 9 and the westerly 49 feet of Lot No. 8, on the plan of Franklin Heights Subdivision, as shown on plat of record in Plat Book 2083, Page 91, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 9 and the westerly part of Lot No. 8 fronts 118 feet on the southerly side of McCoin Drive and runs back on the easterly line with a line parallel with the easterly line of Lot No. 8 approximately 184 feet on the westerly line of Lot No. 9, 207 feet to a dead line in the rear, measuring 100 feet, more or less, thereon.

This real property being all or part of the property conveyed to Russell J. Shepard and Ruth A. Shepard by Warranty Deed of record at **Instrument No. 20050908-0108102, re-recorded in Instrument No. 20051114-0137354** in the Register's Office of **Davidson County**, Tennessee. Ruth Ann Wiser Sheppard was awarded this property in the divorce proceedings between her and Russell James Sheppard in the Circuit Court of Davidson County in case No. 08D-1568. The Final Decree of Divorce and the Marital Dissolution Agreement were recorded at **Instrument No. 20141014-0095018** in said Register's Office.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of Davidson County, Tennessee; together with the 2021 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of

said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS the Grantor's hand on this 5 day of November, 2021.

GRANTOR:

Ruth A Simpson

Ruth A. Simpson
f/k/a Ruth A. Shepard a/k/a Ruth Ann Wiser Sheppard

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Ruth A. Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson County, State of TENNESSEE, this 5 day of November, 2021.

Barbara Heflin
Notary Public

BARBARA HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/06/2024

New Owner Name and Address to:
John L. Kamacho and Phyllis J. Kamacho
234 McCoin Drive
Goodlettsville, TN 37072

Property Address:
234 McCoin Drive
Goodlettsville, TN 37072

Mail tax bills to:
John L. Kamacho and Phyllis J. Kamacho
234 McCoin Drive
Goodlettsville, TN 37072

Parcel I.D. Number:
096-924G-00006

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 0.00*

Cassie Cook
AFFIANT

Subscribed and sworn to before me this 5th day of November, 2021.

Stephanie Tremmel
NOTARY PUBLIC

My Commission expires: May 8, 2023

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

*All transfer taxes paid at instrument no. 20171208-0125400.