Karen Johnson Davidson County
Batch# 843416 DEEDWARR
04/21/2022 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220421-0046136

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File Number: 1-15105-CL

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00

INSTRUMENT OF CORRECTION OF WARRANTY DEED

WHEREAS, by a Warranty Deed of record in Instrument No. 20220120-0007752, Register's Office for Davidson County, Tennessee, Yvonne Pritchett-Pate, and husband James Pate, (hereinafter collectively referred to as the "Grantor") conveyed a certain parcel of land in Davidson County, Tennessee, to Ryan Kocher and Brooke Kocher, husband and wife, (hereinafter collectively referred to as the "Grantee"). The said Warranty Deed was executed by the Grantor on December 20, 2021, and then recorded on January 20, 2022 in Instrument No. 20220120-0007752, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, said Warranty Deed contained an incorrect legal description; and

WHEREAS, Grantee has requested that the Grantor corrects the legal description, and the Grantor has agreed to do so.

NOW, THEREFORE, for the purpose of correcting said legal description, and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Yvonne Pritchett-Pate and James Pate, have bargained and sold, and by these presents do transfer and convey unto Ryan Kocher and Brooke Kocher, husband and wife, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain tract of parcel of land in Davidson County State of Tennessee described as follows:

Land in Davidson County, Tennessee, being Units A and B on the Plan of Granny White Townhomes, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20140724-0065939, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Yvonne Pritchett-Pate and husband, James Pate by Warranty Deed from Evelyn C. Kempson, of record in Book 8914, Page 73, Register's Office for Davidson County, Tennessee, dated April 6, 1993 and recorded on April 12, 1993.

This is improved property located at: **3706 Granny White Pike, Nashville, TN 37204** and also: **1114 Graybar Lane, Nashville, TN 37204.**

Grantor does hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Warranty Deed of record in Instrument No. 20220120-0007752, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect legal description, as fully and effectively as if the entire instrument were copied herein verbatim and said Warranty Deed is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 12th day of April, 2022.

GRANTOR:

Yvonne Pritchett-Pate

James Pate

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, the within named Yvonne Pritchett-Pate and James Pate, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 12th day of April, 2022.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTEE:

Ryan Kocher

Brooke Kocher

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, the within named Ryan Kocher and Brooke Kocher, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 14 day of April, 2022.

Notary Public
My Commission Expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

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 4/14/22.

Date

Affiant Signature

4/14/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of April, 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