Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-086-22-420

DEED OF CORRECTION

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Anthony Jacobson Virula	Same	
420 Elm Street		043113038400
Madison, TN 37115		

Karen Johnson Davidson County
Batch# 845731 DEEDQC
04/26/2022 10:58:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220426-0047812

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

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 the 11th day of April, 2022.

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 1/8/2024

WHEREAS, Axel Soto, unmarried, had bargained, sold, transferred, and conveyed to Anthony Jacobson Virula, unmarried, that certain property of record in Instrument No. 201801300009406, Register's Office for Davidson County, Tennessee;

WHEREAS, Quitclaim Deed was not executed properly;

WHEREAS, the parties desire to correct the mistake from the original quitclaim deed of record in Instrument No. 201801300009406, Register's Office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Axel Soto, unmarried, "Grantor" by these presents, does hereby convey unto Anthony Jacobson Virula, unmarried, "Grantee", their successors and assigns, all of their right, title and interest in and to the above described property in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly 225 feet of Lot No. 41, Block "I" on the Plan of Forest Park Subdivision of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Axel Soto, unmarried by deed from The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 201308230089127, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 420 Elm St, Madison, TN 37115.

Witness my hand this 11th day of April, 2022.

Grantor- Axel Soto

Grantee- Anthony Jacobson Virula

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Axel Soto, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of April, 2022.

Notary Public

My Commission Expires: 1/8/2024

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Anthony Jacobson Virula, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of April, 2022.

Notary Public

My Commission Expires: _____

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 23 2023