Karen Johnson Davidson County
Batch# 860652 DEEDWARR
05/23/2022 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220523-0059601

This is being recorded to correct legal description on Warranty Deed of Record as Instrument No. 202203025-0034739
Taxes were paid on said recording

CORRECTIVE WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF ~~April~~ May, 2022. Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.,
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2022020031

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joe Spicer and Juanita Spicer	New Owner	
(NAME) 204 N. Main Street	(NAME)	092-02-0-261.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIVE THOUSAND AND NO/100 Dollars ($405,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLS RENTAL PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOE SPICER AND JUANITA SPICER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 215 of Block No. 11, as shown on the map entitled Subdivision of Hefferman Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to John H. Otey, Jr., by Warranty Deed from Theodore T. Otey, of record in Instrument No. 20160316-0025166, in the Register's Office of Davidson County, Tennessee, dated January 30, 2016 and recorded on March 16, 2016

Further being a portion of the same property conveyed to CLS RENTAL PROPERTIES, LLC, by quitclaim deed from JOHN H. OTEY, JR., of record as Instrument No. 20210114-0006172, dated May 14, 2020, said Register's Office.

This is improved property, known as 2618 Eden St., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Executed by my hand this the 4th of ~~April~~ May, 2022.

CLS RENTAL PROPERTIES, LLC

BY: _____
CLARENCE SUMMEY, JR. SOLE MEMBER

STATE OF Tennessee

County OF DAVIDSON

Before me, _____, a Notary Public for the County of DAVIDSON and State of Tennessee, do hereby certify that Clarence Summey, Jr. as Sole Member of CLS RENTAL PROPERTIES, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Sole Member.

Witness my hand and official seal, this the 4th of ~~April~~ May 2022.

_____
Notary Public

My Commission Expires: 05-05-2025

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

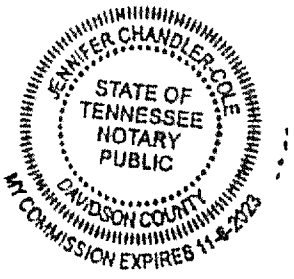
Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 May 4, 2022

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 05-04-22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 05-04-22

Notary Public: _____
Jennifer Chandler-Cole



My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280