Karen Johnson Davidson County
Batch# 868485 DEEDWARR
06/07/2022 02:35:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220607-0065296

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

Send Tax Bills To:
New Owner

New Owner is:
GREG FARRICIELLI
5135 Newton Ave
Gulfport, FL, 33707

Map and Parcel
070-05-0-008.00

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 19th day of May, 2022.

Notary Public

My commission expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **GINA BURROUGHS, A SINGLE WOMAN,** to **GREG FARRICIELLI D/B/A GREG F REAL ESTATE,** has previously been executed and put of record in **Instrument No. 20220422-0046762,** Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description and/or Map and Parcel.

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 **GINA BURROUGHS, A SINGLE WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GREG FARRICIELLI D/B/A GREG F REAL ESTATE,** hereinafter referred to as Grantee, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 070-05-0-008.00, described as follows to-wit:

> Land in the 13th, formerly the 23rd Civil District, of Davidson County, Tennessee, being Lot No. 18 on the Plan of H.E. Simpkins' Division of the L.G. Curtis Lands, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 18 fronts 360 feet on the southerly side of Lincoln Avenue, and runs back from the center of said Avenue, 250 feet on the westerly line and 310 feet back on the easterly line, to the northerly line of Lot No. 22, measuring 390 feet thereon.
>
> Being the same property conveyed to Gina Burroughs by Quitclaim Deed from Larry Joe Burroughs, of record in Instrument Number 20200916-0105641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is unimproved property known as: 0 Lincoln St., Nashville, Tennessee, 37218.

Witness our hands this 19 day of May, 2022.

GRANTOR:

Gina Burroughs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Gina Burroughs,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2022.

Brittany Stewart
Notary Public
My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

GRANTEE:

Greg Farricielli by Brian Mitchell, Attorney In Fact

Greg Farricielli by Brian Mitchell, as Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Brian Mitchell**, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as Attorney in Fact for Greg Farricielli, the within named bargainor, as stated in Specific Power of Attorney of record in Instrument No. 20220007-0005295 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this 19 day of May, 2022.

Notary Public

My Commission Expires: _____

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY