THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** **File No. 220440558** ***The purpose of this Deed of Correction is to amend the legal description in the prior deed.***	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 9th day of June, 2022. Notary Public My Commission Expires: KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2025

Karen Johnson Davidson County
Batch# 881782 DEEDWARR
06/30/2022 10:51:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220630-0076009

DEED OF CORRECTION

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bernard Cole Clippard, Jr. and Frances Lackey Clippard 2515 Ashwood Avenue Nashville, TN 37212	New Owner	104-15-0-068.00

WHEREAS, a Warranty Deed conveying the within described property from Dylan Q. Riley, a married man to Bernard Cole Clippard, Jr. and Frances Lackey Clippard, husband and wife has previously been executed and put of record in **20220422-0046991**, Register's Office of Davidson County, TN.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed omitted a part of the legal description of the property intended to be conveyed which is described as follows:

Said part of lot Fronts 54.7 feet on the Southerly side of West Ashwood, formerly "A" Street, and runs back between parallel lines 160.5 Feet to a line in the rear which measures 54.7 feet thereon.

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

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 **Dylan Q. Riley, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Bernard Cole Clippard, Jr. and Frances Lackey Clippard, husband and wife**, hereinafter referred to as Grantee, their heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more

particularly described as follows:

Land in Davidson County TN, being the Westerly part of Lot 52, on the plan of Sunset Place, as shown on plat of Record in Plat Book 3500, Page 34, in the Register's office, Davidson County, TN, to which plat reference is hereby made for a more particular description of said property.

Said part of lot Fronts 54.7 feet on the Southerly side of West Ashwood, formerly "A" Street, and runs back between parallel lines 160.5 Feet to a line in the rear which measures 54.7 feet thereon.

Being the same property conveyed to Dylan Q. Riley, a married man, by Quitclaim Deed from Meaghan Riley, a married woman, of record in Instrument No. 20201217-0149612, in the Register's Office of Davidson County, Tennessee, dated December 07, 2020 and recorded on December 17, 2020.

Being the same property conveyed to Dylan Q. Riley, a married man, and Meaghan Riley, a married woman, as joint tenants with right of survivorship, by Warranty Deed from Daniel T. Levin and Julia S. Noland, Husband and Wife, of record in Instrument No. 20141105-0102089, in the Register's Office of Davidson County, Tennessee, dated October 30, 2014 and recorded on November 05, 2014.

This is improved property located at **2515 Ashwood Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantor does hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in **20220422-0046991**, Register's Office for Davidson County.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument on this 9th day of **June**, 2022.

GRANTOR:

Dylan Q. Riley

Dylan Q. Riley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dylan Q. Riley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 9th day of June, 2022.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: 5/7/24

IN WITNESS WHEREOF, the parties have executed this instrument on this 29th day of June, 2022.

GRANTEE:

Bernard Cole Clippard, Jr. **Frances Lackey Clippard**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bernard Cole Clippard, Jr. and Frances Lackey Clippard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 29th day of June, 2022.

Notary Public

My Commission expires: _____

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024