This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 882826 DEEDQC
07/01/2022 10:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220701-0076563

DEED OF CORRECTION

WHEREAS, by the quitclaim deed of record in **Instrument No. 20201215-0148134, Register's Office for Davidson County, Tennessee** (the "Deed"), **Greta V. Krantz a/k/a Greta Valez** ("Grantor") conveyed to **Kevin Furness**("Grantee") certain real property (the "Property") located in Davidson County, Tennessee; and,

WHEREAS, Grantor conveyed Property through her duly appointed attorney in fact, Kevin Furness,

WHEREAS, the Grantor would like to enter into this deed of correction to ensure Grantee takes clear title in fee simple,

WHEREAS, Now, therefore, in consideration of the mutual covenants and conditions contained herein and other good and valuable considerations exchanged between the parties, the Grantor does hereby revise and correct the Deed as follows:

> **Greta V. Krantz a/k/a Greta Valez,** hereinafter Grantor, has this day quitclaim unto **Kevin Furness** hereinafter referred to as the Grantee, and Grantees' successors and assigns, all of Grantor's interest in the real property (the "Property") located in Davidson County, Tennessee which is described on Exhibit A attached to this Deed of Correction.

Grantor does hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Quitclaim Deed of record at Instrument No. 20201215-0148134, Register's Office for Davidson County, Tennessee, and the entire contents thereof **except for the vesting language in which Grantor's appointed power of attorney signed on behalf of the Grantor,** 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, this Deed of Correction has been executed on 6-30-22.

Greta V Krantz
Greta V. Krantz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Greta V. Krantz**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30 day of June, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 11/4/24

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Stardust Acres Subdivison, of record in Book 1424, page 92, Register's Office for Davidson County.

Said Lot No. 3 fronts 60 feet on the southerly margin of Vultee Boulevard and extends back 200.0 feet on the easterly line and 214.5 on the westerly line to a line in the rear, measuring 65.0 feet thereon.

Being the same property vested to Greta V. Krantz, a/k/a Greta Valez, through the Final Decree for Divorce, No. 86D-291, in the Probate Court for Davidson County, on May 15, 1986, of record in book 6870, page 789, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hardy Miles Krantz and wife, Greta V. Krantz by deed from James L. Henley and wife, Judy D. Henley, of record in Book 5011, page 123, Register's Office for Davidson County, Tennessee.

- The text of a certification of an electronic document must be in the following form.

I, Spencer Lambert 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 electric document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2022 (date of document).

Affiant Signature

Date: June 30, 2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June 2022

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM