Karen Johnson Davidson County
Batch# 893882 DEEDQC
07/26/2022 11:40:13 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220726-0085276

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:
Kara Bryant
1009 Due West Avenue
Madison, TN 37115

Map and Parcel
051010041.00

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 July, 2022.

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Notary Public

My commission expires: 9-8-2025

DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property from **Jama Lutcavich to Kara Bryant**, has previously been executed and put of record in **Instrument Number 20200804-0085643**, Register's Office of Davidson County, and

WHEREAS, the said Quitclaim Deed was deficient or contained errors in the legal description.

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 **Jama Lutcavich,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kara Bryant,** hereinafter referred to as Grantee, her heirs, successors and assigns, that certain tracts or parcels of land in Davidson County, State of Tennessee, Map & Parcel No. 051010041.00 described as follows to-wit:

A certain real property in the County of Davidson, State of Tennessee, identified below.

Being the North 251 feet to Lot No. 71 on the unrecorded Map of Due West Valley Acres, in the 11th Civil District of said County, and described as follows:

Beginning at a point in the South margin of Due West Avenue, at the corner of Lots 71 and 72; said point begins 200 feet West of the Westerly margin of a 50 foot street; thence with the line between said lots, Southerly 251 feet to a point; thence Westerly 104 feet, more or less, to the line between Lots Nos. 70 and 71; thence with the line between said lots, Northerly 251 feet to the South margin of Due West Avenue; thence with the margin of the same, Easterly 100 feet to the point of beginning.

Being the same property conveyed to Roy L. Sears and wife, Mary E. Sears by deed from George E. Henderson and wife, of record in Book 3785, Page 628, said Register's Office.

Also included herewith is a portion of Lot No. 71 on the unrecorded plan of Due West Valley Acres in the 11th Civil District of said Davidson County, and described according to a copy of a survey made by H. R. Swann, Jr., Surveyor, as follows:

BEGINNING at a point 251 feet south of Due West Avenue, the same being the southwest corner of property conveyed to Ezra W. Midgett and Wife, to George E. Henderson and Wife, of record in Book 3617, page 541, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said property conveyed to George E. Henderson and wife, eastwardly 104 feet to a point in the dividing line between Lot No. 71 and 72; thence southwardly with the dividing line between Lot No. 71 and 72, 105 feet to a point; thence southwestwardly 47 feet to an iron pin; thence north-westwardly 87 feet to an iron pin in the dividing line between Lots 70 and 72; thence northwardly 30 feet to the point of beginning.

Being the same property conveyed to Roy L. Sears and wife, Mary E. Sears by deed from George E. Henderson and wife, of record in Book 3785, page 628, said Register's Office.

All of the above being the same property conveyed to James H. Langford and wife, Betty H. Langford of record in Book 4019, Page 733 in the Register's Office for Davidson County, Tennessee.

The said Betty H. Langford having since died on July 14, 2003 with her interest in the property vesting in James H. Langford as surviving Tenant by the Entirety.

The said James H. Langford having subsequently died intestate on November 17, 2015. His interest in the subject property vested at his death in Jama Lutcavich and Kara Bryant as his surviving heirs at law, as evidence by Affidavits of Heirship of Record in Instrument Numbers 20160107-0001522 and 20160107-0001521 in the Register's Office for Davidson County, Tennessee.

Being also known as 1009 Due West Ave, Madison, TN 37115

This is **improved** property known as: **1009 Due West Ave, Madison, TN 37115**.

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 Grantors do covenant with the said Grantees that the Grantors 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 Grantors to further covenant and bind themselves, their 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.

Witness our hands this 19 day of July, 2022.

GRANTOR:

Jama Lutcavich
Jama Lutcavich

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jama Lutcavich**, the within named bargainor, 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 and official seal, this the 19th day of July, 2022.

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



GRANTEE:

Kara Bryant

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kara Bryant**, the within named bargainor, 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 and official seal, this the 19 day of July, 2022.

Notary Public
My Commission Expires:

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY