Karen Johnson Davidson County
Batch# 904414 DEEDWARR
08/17/2022 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220817-0093207

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:
William Charles Manning & Sarah Jane Manning
4106 Addine Street
Nashville, TN 37216

Map and Parcel
061-16-0-137.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

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

Affiant

Subscribed and sworn to before me this 17 day of August, 2022.

Notary Public

My commission expires: _____

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Mission Developers, GP, a Tennessee General Partnership** has previously been executed and put of record in **Instrument No. 20220728-0086154**, Register's Office for Davidson County, Tennessee, and

WHEREAS, the said Warranty Deed was deficient due to typographical error where the grantee was erroneously listed with the same name as the grantor.

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, **Mission Developers, GP, a Tennessee General Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Charles Manning and Sarah Jane Manning, husband and wife**, hereinafter referred to as Grantee, its successors and assigns, that 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. 6 on the Plan of Greenland Estates of record in Plat Book 974, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of die property.

Said Lot No. 6 fronts 95.7 feet on the Southeasterly side of Addine Street and runs back 120.7 feet on the Northeasterly lint and 85.5 feet on the Southwesterly line to the Northwesterly line of Lot No. 9, measuring 40 feet thereon.

Being the same property conveyed to Mission Developers, GP, a Tennessee General Partnership by Quitclaim Deed from Tynelea Partners, GP, a Tennessee Partnership of record in Instrument No.

20220721-0083661 Register's Office for Davidson County, Tennessee, dated July 20, 2022 and recorded on July 21, 2022. Further being the same property conveyed to Mission Developers, GP, a Tennessee General Partnership by Warranty Deed from Mission Developers, GP, a Tennessee General Partnership of record in Instrument No. 20220728-0086154 Register's Officer for Davidson County, Tennessee, dated July 26th, 2022 and recorded on July 28th, 2022.

This conveyance is subject to any and all existing easements and restrictions as shown of record not stated herein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of August, 2022.

GRANTOR:

Mission Developers, GP

BY: _____
Thomas W. Smith, II
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W. SMITH, II, signing for MISSION DEVELOPERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED PARTNER of MISSION DEVELOPERS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of August, 2022.

_____
Notary Public
My Commission Expires: 11-3-2025
(SEAL)

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

Witness our hands this 17th day of August, 2022.

GRANTEE:

William Charles Manning

Sarah Jane Manning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM CHARLES MANNING, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH JANE MANNING, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

I, Jordan T. Myers, do 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/17/22 (date of document).

Affiant Signature

Date 8/17/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of Aug, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

