SEND TAX BILLS TO:

John Blackwell
3080 Leeville Pike
Lebanon, TN 37090

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 21-67

Map/Parcel
164-06-0A-026.00-CO

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 904926 DEEDWARR
08/18/2022 09:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220818-0093529

DEED OF CORRECTION

WHEREAS, **Sean Marquess Brashears, Administrator for Estate of William Marquess Brashears, Jr.**, has heretofore executed to **John S. Blackwell, a married man,** a certain Warranty Deed of record in Instrument No. **20210322-0037658**, Register's Office for Davidson County, Tennessee; and,

WHEREAS, by mutual mistake, such Deed contained an incorrect Legal Description; and,

WHEREAS, such Legal Description omitted Master Deed language,

WHEREAS, it was the intention of all of the parties involved to convey subject to Amended and Restated Master Deed and By-Laws, and,

NOW, THEREFORE, for and in consideration of the sum of One Dollars ($1.00), cash in hand paid, and for the purpose of correcting the error, **Sean Marquess Brashears, Administrator for Estate of William Marquess Brashears, Jr.**, does hereby transfer and convey unto **John S. Blackwell, a married man,** his heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows:

Being all of Unit No. 26, on the plan of Final Plat of Autumn Glen, Section I, A Condominium Regime, according to plat and survey appearing of record in Instrument Number 20020926-0117438 and as established by the Master Deed recorded in Instrument No. 20030929-0143614 and amended in Instrument No. 20101229-0103591, of the Register's Office of Davidson

County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to William M. Brashears by Warranty Deed from Janet Jewel Pylant, an unmarried person as dated the 15th of June, 2016 and recorded the 24th day of June, 2016 at Instrument 20160624-0064453 Register's Office for Davidson County, Tennessee. William M. Brashears died intestate on December 16, 2020 in Davidson County, Tennessee, leaving only two (2) heirs at law, Sean Marquess Brashears and Taylor Simpson Brashears. Probate for the Estate of William M. Brashears was opened in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 21P85, and Sean Marquess Brashears was appointed Administrator of the Estate.

This is IMPROVED property known as 4316 Summercrest Blvd., Nashville, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **John S. Blackwell, a married man**, his heirs and assigns, in fee simple, forever.

WE COVENANT with said **John S. Blackwell, a married man**, that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered; and that we will forever warrant and defend the title thereto against the lawful claims of all person whomsoever.

WITNESS this 17th day of August, 2022.

ESTATE OF WILLIAM MARQUESS BRASHEARS, JR.

By: _____ ADMIN.
Sean Marquess Brashears, Administrator

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Estate of William Marquess Brashears, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Sean Marquess Brashears, Administrator of the Estate of William Marquess Brashears, Jr.**, the within-named bargainor, and as such Administrator, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Administrator.

WITNESS my hand and official seal at office this 17th day of August, 2022.

_____
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 August 17, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

