Karen Johnson Davidson County
Batch# 908990 DEEDWARR
08/26/2022 02:35:06 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220826-0096711

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:
Allison Gower
2310 Elliott Avenue #616
Nashville, TN 37204

Map and Parcel
105-14-0C-616.00-CO

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 18 day of August, 2022.

Notary Public

My commission expires: _____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Stacy L. Robinson** to **Kristen Gower, a single person, and Allison Gower, a single person,** has previously been executed and put of record in Instrument Number **20220505-0052052**, Register's Office of Davidson County, and

WHEREAS, the said the Grantee(s) referenced in the Warranty Deed in the aforementioned Instrument Number was supposed to only be Allison Gower, a Single Person, an earlier draft version of that Instrument referenced the Grantee(s) as "Kristen Gower, a Single Person, and Allison Gower, a Single Person". This Corrective Warranty Deed is thus being executed to amend the Grantee referenced in that Deed to the intended "Allison Gower, a Single Person".

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 **Stacy L. Robinson,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Allison Gower, a single person,** 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. 105-14-0C-616.00-CO, described as follows to-wit:

Being a certain Condominium Apartment, in Davidson County, Tennessee, being Unit No. 616 as Specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No.

20070917-0110745, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stacy L. Robinson, married by Warranty deed from Jessica H. Wardwell, an unmarried woman, and Cyrenia B. Wardwell, an unmarried woman of record in Instrument No. 20180806-0076931 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 06, 2018.

Further being the same property erroneously conveyed to Kristen Gower, a single person, and Allison Gower, a single person, by Warranty Deed from Stacy L. Robinson, a married woman, executed on 5/2/2022 and filed for record on 5/5/2022 as Instrument Number 20220505-0052052, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2310 Elliott Avenue #616, Nashville, TN 37204**.

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 21 day of June, 2022.

GRANTEE(S):

Allison Gower
Allison Gower

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 18 day of August, 2022.

Notary Public
My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

The said Kristen Gower joins in this conveyance solely for the narrow purpose of fully waiving, disclaiming, divesting, and/or conveying any interest in the aforementioned property due to the accidental/erroneous recording of the prior version of a Warranty Deed of Record in Instrument Number **20220505-0052052**. This Deed of Correction is being recorded for no other purpose(s) and shall have the legal effect of relating back to the original conveyance. This conveyance shall not create any legal duties or liabilities for the said Kristen Gower, including any potential tax obligations or ramifications of any kind as she was never a legitimate vested owner of the said property. Any interest she may have received was do to clerical/drafting error and was not the intention of the parties involved.

Kristen Gower
Kristen Gower

STATE OF RI)
COUNTY OF Providence)

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

Witness my hand and official seal, this the 21 day of June, 2022.

Notary Public
My Commission Expires: 4.5.23

TAMMY J. MELLO
NOTARY PUBLIC
State of Rhode Island
My Comm. Expires Apr. 5, 2023

GRANTOR:

Stacy L. Robinson



STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stacy L. Robinson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2022.

Notary Public
My Commission Expires: 04/18/2025