Karen Johnson Davidson County
Batch# 910476 DEEDWARR
08/30/2022 03:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220830-0097914

This Instrument Prepared By:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Send Tax Bills To:
NEW OWNER

New Owner is:
Derek Hall
Stephanie M. Hall
1003 Alice Street, Unit A
Nashville, TN 37218

Parcel ID: **070070V00100CO**

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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 30 day of August, 2022.

Notary Public

My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

• • • • •

WARRANTY DEED OF CORRECTION

WHEREAS, a Warranty Deed conveying the within described property to **Derek Hall and Stephanie M. Hall, husband and wife**, has previously been executed and put of record in **Instrument Number 20220712-0080033**, Register's Office of Davidson County, Tennessee and

WHEREAS, the said Warranty Deed was deficient or contained errors in that the legal description was incorrect.

NOW, THEREFORE, For in the consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged We, **Nathan Dale Stoops Real Estate, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, by these presents transfer and convey unto the said **Derek Hall and Stephanie M. Hall, husband and wife**, hereinafter referred to as Grantees, their successors, heirs and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit A of Onethousandthree Alice Street, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Onethousandthree Alice Street of record in

Instrument No. 20210318-0036258, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Onethousandthree Alice Street as shown on Exhibit "B" to the Declaration of record in Instrument No. 20210318-0036258, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being a part of the same property conveyed to Nathan Dale Stoops Real Estate, LLC, a Tennessee limited liability company by Warranty deed from Adam Goldstone, of record in Instrument No. 20210222-0020995, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **1003 Alice Street, Unit A, Nashville, TN 37218**

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 30 day of August, 2022.

GRANTOR:

NATHAN DALE STOOPS REAL ESTATE, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: Ryan Lux
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30 day of August, 2022, before me personally appeared **Ryan Lux**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Nathan Dale Stoops Real Estate, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Nathan Dale Stoops Real Estate, LLC, as Authorized Agent.

Witness my hand and official seal, this the 30 day of August, 2022.

NOTARY PUBLIC
My Commission Expire

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 09, 2025

GRANTEES:

Derek Hall

Stephanie M. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Derek Hall**, 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 30 day of August, 2022.

NOTARY PUBLIC
My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie M. Hall**, 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 30 day of August, 2022.

NOTARY PUBLIC
My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Jill Neely, 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 **08/30/2022**.

Date

Jill M Neely

Affiant Signature

08/30/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **August**, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)