Karen Johnson Davidson County
Batch# 932467 DEEDWARR
10/21/2022 11:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221021-0114825

DEED OF CORRECTION

KATHERINE ANN DESTEFANO
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 7 2025
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-836

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryland Martin Reece	Same as owner	114 07 0B 187.00
(NAME) 1740 Haleys Hope Court	(NAME) **1740 Hayleys Hope CT.**	
(ADDRESS) Nashville, TN 37209	(ADDRESS) **Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, **James Patrick Johnson and Rachel Boyd Johnson, husband and wife** (the "**Grantor(s)**"), has heretofore executed that certain Warranty Deed of record in Instrument No. 20210915-0124176, Registers Office for Davidson County, Tennessee; and,

WHEREAS, by administrative mistake, such Warranty Deed contains an incorrect conveyance and listed **Page Taylor Reece** as Grantee and should have listed **Ryland Martin Reece** as Grantee.

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and for the purpose of correcting the error, **James Patrick Johnson and Rachel Boyd Johnson, husband and wife** and **Page Taylor Reece** (the "**Grantor**"), does hereby transfer and convey unto **Ryland Martin Reece, a single woman** (the "**Grantee**"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 62 on the Plan of Section Seven, Addition to Westchase, RS20 Cluster Lot P.U.D. of record in Plat at Instrument No. 20051202-0144886, as corrected by Surveyor's Certificated of Correction in Instrument No. 20070627-0076862, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel Boyd Johnson and Patrick Johnson, Wife and Husband, by Warranty Deed from Patrick Ryan Osborne and Ani Osborne, as Husband and Wife, of record in Instrument No. 20170512-0047407, in the Register's Office of Davidson County, Tennessee, dated May 11, 2017 and recorded on May 12, 2017.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1740 Haleys Hope Court, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Deed of Correction the 20th day of October, 2022.

GRANTOR:

James Patrick Johnson

Rachel Boyd Johnson

Rachel Boyd Johnson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared James Patrick Johnson and Rachel Boyd Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 20th day of October, 2022.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

GRANTOR:

Page Taylor Reece

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Page Taylor Reece, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 20th day of October, 2022.

Notary Public

My Commission Expires: 10/2/23

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **10/20/2022** (date of document).

Affiant Signature

10/20/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **October**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

