Karen Johnson Davidson County
Batch# 940736 DEEDQC
11/14/2022 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0121351

Prepared by:

Gordon Law Group, PLC
105 Westpark Dr. Ste 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is greater, for this transfer is $10

Affiant

Subscribed and sworn to before me, this the 10th day of November 2022.

Notary Public

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.
Trustee of The Binzer Family Trust dtd June 30, 2022 112 Watertown Dr. Nolensville, 37135	SAME	181-02-0B-010.OO-C

DEED OF CORRECTION
QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property from **Gregory E. Binzer and Teresa T. Binzer, husband and wife**, has previously been executed and put of record in **Instrument No. 20220817-0093418**, Register's Office of Davidson County, and

WHEREAS, the said Quitclaim Deed was deficient or contained errors in the legal description and Map & Parcel Number.

WHEREAS, the following conveyance corrects such deficient conveyance to-wit:

NOW, THEREFORE, for and 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 **Gregory E. Binzer and Teresa T. Binzer, husband and wife**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Gregory Eugene Binzer and Teresa Taylor Binzer, Trustees of the Binzer Family Trust dated June 30. 2022**, hereinafter referred to as Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 181-02-0B-020.00-C, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat of Sugar Valley Place, as shown by plat and survey of record in Inst No. 20150331-0026154, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory E. Binzer and Teresa T Binzer, husband and wife by deed from William A. Lenz and wife, Destin A. Lenz, of record in Instrument No. 20190829-0087031, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6727 Sunnywood Dr. Nashville, TN 37211.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of November, 2022.

GRANTORS:

Gregory E. Binzer

Teresa T. Binzer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gregory E. Binzer and Teresa T. Binzer, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 10th day of November, 2022.

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public

202211140121351

Certificate of Authenticity

I, David P Stone, 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 11/11/22.

Date

Affiant Signature

11/11/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of November, 2022

Notary's Signature

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)