THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
MAGNOLIA TITLE & ESCROW, INC.
1104 Fatherland St.
Nashville, TN 37206

WHEN RECORDED RETURN TO
Midtown Title LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19441-DS

INSTRUMENT FOR CORRECTION OF WARRANTY DEED

Karen Johnson Davidson County
Batch# 944289 DEEDWARR
11/23/2022 10:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221123-0123936

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

STATE OF TENNESSEE
COUNTY OF Davidson

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

Kirsten Verdin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2022.

NOTARY PUBLIC

My commission expires: 5-7-2024

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison Jefferson Matthew Jefferson 4211 Brush Hill Road Nashville, TN 37216	Same as New Owner	061-08-0-056.00

WHEREAS by Warranty Deed of record in Instrument No. 20220412-0041913, Register's Office for Davidson County, Tennessee, **JOHN R. BARNBY ("GRANTOR")** conveyed the property described therein to **ALISON JEFFERSON AND MATTHEW JEFFERSON, WIFE AND HUSBAND ("GRANTEE")**; and

WHEREAS, by inadvertence, typographical error and mutual mistake, said deed lacked a GRANTOR who should have joined in on the conveyance; and

NOW, THEREFORE, in order to correct said conveyance, this Instrument for Correction is made, and **JOHN R. BARNBY, A WIDOWER, AND JOHN DANIEL RICHESON, UNMARRIED, heirs at law of BILLY E. RICHESON**, for the consideration expressed in said former deed, have bargained and sold and by these presents do hereby transfer and convey unto the Grantee, **ALISON JEFFERSON AND MATTHEW JEFFERSON, WIFE AND HUSBAND,** their heirs and assigns that certain tract of land which is hereby agreed and understood that the legal description is to be correctly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 of Block No. 2 on the Plan of A. J. McGaughey's Second Haysboro Subdivision of record in Book 547, Page 43, 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 John R. Barnby and Billy E. Richeson by Warranty Deed from Samuel L. Odom, Jr. and wife, Douglas T. Odom of record in Book 10261, page 754, Register's Office for Davidson County, Tennessee, dated November 15, 1996 and recorded on November 18, 1996. The said Billy E. Richeson subsequently died intestate on January 12, 2022, thereby vesting title into his heirs at law: John R. Barnby and John Daniel Richeson (SEE ALSO: Affidavit of Heirship of record at Instrument No. _202211230123935_____, Register's Office for Davidson County, Tennessee.)

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, in the fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Deed of record in Instrument No. 20220412-0041913, Register's Office for Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. 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.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 9 day of November, 2022.

JOHN R. BARNBY

JOHN DANIEL RICHESON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **John R. Barnby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of November, 2022.

Notary Public

My commission expires: 1/3/23

LESLIE EARLSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, a Notary Public, **John Daniel Richeson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of November, 2022.

Notary Public

My commission expires: 4/26/2025

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Alison Lee Jefferson

ALISON JEFFERSON

Matthew Kosi Jefferson

MATTHEW JEFFERSON

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Dallas

Personally appeared before me, a Notary Public, **Alison Jefferson and Matthew Jefferson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of November, 2022.

Notary Public

My commission expires: 06/08/2024
Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

ASIA GIBSON

ID NUMBER
132510120
COMMISSION EXPIRES
June 8, 2024

Alison Lee Jefferson

ALISON JEFFERSON

Matthew Koci Jefferson

MATTHEW JEFFERSON

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Dallas

Personally appeared before me, a Notary Public, **Alison Jefferson and Matthew Jefferson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of November, 2022.

Notary Public

My commission expires: 06/08/2024
Notarized online using audio-video communication

ASIA GIBSON
ID NUMBER
132510120
COMMISSION EXPIRES
June 8, 2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/22/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/22/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 **day of** November, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM