Karen Johnson Davidson County
Batch# 948889 DEEDWARR
12/07/2022 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221207-0127721

CORRECTIVE DEED

DONNA L. LILES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0 00)

Roy F Clendenin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF DECEMBER, 2022

Donna L. Liles
Notary Public

MY COMMISSION EXPIRES: March 7, 2023

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
RYAN CARNEY (NAME)	**NEW OWNER** (NAME)	**01812008400** **01812006700** **01812008100**
655 NORTH MAIN STREET GOODLETTSVILLE, TENNESSEE 37072 (ADDRESS)	(ADDRESS)	

SECOND DEED OF CORRECTION
WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from the undersigned, **ROY F. CLENDENIN AND FAYE CLENDENIN, HUSBAND AND WIFE** (hereinafter collectively referred to as the "Grantor"), to **RYAN CARNEY, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST** (hereinafter called the "Grantee"), was previously executed and put of record as Instrument No. 20210723-0099292, in the Davidson County Register of Deed's Office (the "Deed"), as corrected by Deed of Correction of record as Instrument No. 20211216-0166617, said Register of Deed's Office (the "Corrective Deed");

WHEREAS, said Deed was deficient or contained errors in the legal description, physical address, and/ or Map & Parcel Numbers by errantly conveying the real property more commonly known as 0 North Main Street, Goodlettsville, Davidson County, Tennessee 37072 (Davidson County Parcel ID: 01812008100) and real property more commonly known as 663 North Main Street, Goodlettsville, Davidson County, Tennessee 37072 (Davidson County Parcel ID: 01812006700) (collectively referred to as the "Errant Properties");

WHEREAS, the sole-real property intended to be conveyed from the Grantor to the Grantee is the real property more commonly known as 0 North Main Street, Goodlettsville, Davidson County, Tennessee 37072 (Davidson County Parcel ID: 01812008400);

WHEREAS, said Corrective Deed was deficient of contained errors in the legal description, physical address, and/ or Map & Parcel Numbers and thereby failed to correct the conveyance of the Errant Properties from the Grantor to the Grantee;

WHEREAS, the Grantor and Grantee have agreed to correct said errors;

NOW, WHEREFORE, for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Grantor, its' heirs, successors, and assigns, has bargained and sold, and by these presents do convey unto the Grantee, its' heirs, successors, and assigns, all of Grantors' right, title and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, and having an address of **0 NORTH MAIN STREET, GOODLETTSVILLE, TENNESSEE 37072 (Davidson County Parcel ID: 01812008400)** and more particularly described as follows:

> Being a tract of land in the old Tenth Civil District of Davidson County, Tennessee, being Lot 2 on the Plan of Jackson Park Subdivision of record in Book 6900, page 430, Register's Office for Davidson County, Tennessee, and Amended Final Plan of record in Book 6900, page 745, said Register's Office, more particularly described as follows:

BEGINNING at an iron pin set on the east right of way line of Dickerson Pike southwardly, along the right of way line, 729.29 feet from its intersection with the southwesterly right of way line of CSX Railroad; said iron pin is the southwest corner of the herein described tract; thence, northwardly with the east right of way line of Dickerson Pike and a curve to the right having a radius of 2045.00 feet, a distance of 100.00 feet to an iron pin set; said curve has a chord bearing and distance of N 13 deg. 58 min. 55 sec. W 99.99 feet; thence, with a line severing the property of H. B. Jackson and Rubye Jackson, as recorded in Deed Book 1320, page 400 and Deed Book 2273, page 595, said Register's Office, N 75 deg. 54 min. 57 sec. E 260. 18 feet to an iron pin set; thence, S 7 deg. 08 min. 06 sec. E, 90.00 feet to an iron pin set; thence, S 73 deg. 28 min. 16 sec. W 249.70 feet to the point of beginning and containing 24,134 square feet or 0.554 acre, more or less.

Being the same property conveyed to Roy F. Clendenin and Faye Clendenin, husband and wife by Quitclaim Deed dated January 9, 2009, and recorded January 13, 2009 at Instrument No. 20090113-0003096 in the Register's Office of Davidson County. *See also* Instrument No. 20210723-0099292 and Instrument No 20211216-0166617, said Register of Deed's Office.

This improved property more commonly known as 0 North Main Street, Goodlettsville, Davidson County, Tennessee 37072 (Davidson County Parcel ID: 01812008400).

UPON THE RECORDATION OF THIS SECOND DEED OF CORRECTION, THE RECORD HOLDER OF TITLE FOR THE ERRANT PROPERTIES, I.E., THE REAL PROPERTY MORE COMMONLY KNOWN AS 0 NORTH MAIN STREET, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072 (DAVIDSON COUNTY PARCEL ID: 01812008100) AND REAL PROPERTY MORE COMMONLY KNOWN AS 663 NORTH MAIN STREET, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072 (DAVIDSON COUNTY PARCEL ID: 01812006700), SHALL BE CORRECTED TO REFLECT ROY F. CLENDENIN AND FAYE CLENDENIN, HUSBAND AND WIFE, AS THE VESTED TITLE HOLDERS TO SAID ERRANT PROPERTIES.

Tenn. Code Ann. § 35-15-510 shall apply to the above-described real property.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Subject to any and all matters of record appearing on plat of record in Book 2854, Page 59 in said Register of Deed's Office.
2. Any and all visible easements lying on or across the property.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

The Grantees execute this Deed of Correction for the purpose of consenting to the reformation of the Warranty Deed and agree that the real estate herein described is the real estate intended to be conveyed by the Warranty Deed.

IN WITNESS WHEREOF, this instrument has been executed this ___ day of December, 2022.

GRANTOR: ROY F. CLENDENIN

Roy F Clendenin

GRANTOR: FAYE CLENDENIN

Faye Clendenin

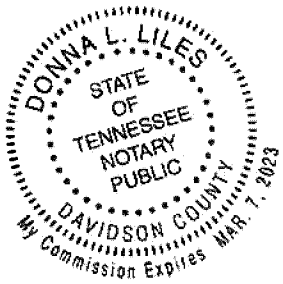
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Roy F. Clendenin and Faye Clendenin**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose names are subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of December, 2022.

Donna L. Liles
Notary Public

March 7, 2023
My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, SETH CLIVE, 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 it a true and exact copy of the original document executed and authenticated according to law on 12/07/2022 (date of document).

Affiant Signature

12/07/2022
Date

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this the 7th day of December, 2022

Notary Public

Notary's Seal:

TIMOTHY LEMERE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2026
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/3/2026

☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 *et seq.* (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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