Karen Johnson Davidson County
Batch# 950855 DEEDWARR
12/13/2022 11:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221213-0129233

ADDRESS OF NEW OWNER:
Aakash R. Patel
3319 Old Hickory Boulevard, Unit 6
Old Hickory, TN 37138

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MAP & PARCEL NO.:
053-12-0B-006.00 CO

# CORRECTION WARRANTY DEED

WHEREAS, by Warranty Deed dated October 20, 2020, and recorded November 2, 2020 in Instrument No. 20201102-0127869, in the Register's Office for Davidson County, Tennessee, **Siddarth Amin**, conveyed the therein described property to **Aakash R. Patel, unmarried man**; and

WHEREAS, the legal description was incorrect; and

NOW, THEREFORE for and in consideration, of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and the purpose of correcting said error, the receipt of all which is hereby acknowledged I, **Siddarth Amin**, have this day bargained and sold and by these presents do hereby transfer and convey unto, **Aakash R. Patel, unmarried man**, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit No. B1, on the Declaration of Covenants, Conditions and Restrictions for Old Hickory Townhomes, as recorded in the of record in Instrument No. 20170526-0052731, Register's Office for Davidson County, Tennessee, to all of which plan reference is hereby made for a more complete and accurate property description.**

**Being a portion of the same property conveyed to Siddharth Amin by deed from Charles W. Pursley, Jimmy R. McClung and Thomas S. Pulley, dated February 14, 2017, in Instrument No. 20170228-0019626, in the Register's Office for Davidson County, Tennessee.**

This is improved property known as: 3319 Old Hickory Boulevard, Unit 6, Old Hickory, TN 37138

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

WITNESS our hands this the 12th day of December, 2022.

File# 20-3305

**SIDDARTH AMIN**

**AAKASH R. PATEL**

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SIDDARTH AMIN, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2022.

Notary Public

My Commission Expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AAKASH R. PATEL, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 2022.

Notary Public

My Commission Expires: Nov 19, 2023

THERESA M. HARMON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File# 20-3305

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $ -0- (Correction Deed Only)

Affiant

SUBSCRIBED and sworn to before me, this the 12th day of Dec, 2022.

Notary Public

My Commission Expires:

MORGAN O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

File# 20-3305

## Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/12/22.

Date

Celia Stewart-Rouse

Affiant Signature

12/12/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12th day of December, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202212130129233