Karen Johnson Davidson County
Batch# 956398 DEEDWARR
12/29/2022 03:52:10 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221229-0133721

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Sarah Gail Whitmore
1808 State St #205
Nashville, TN 37203

Map and Parcel
092-12-0A-205.00-CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING ~~TAX PURPOSES~~ IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 21st day of December, 2022.

Notary Public

My commission expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Ron Limb, Married and Ed Limb, Married,** has previously been executed and put of record in Instrument No. **20210903-0118809**, Register's Office of **Davidson** County, Tennessee, and Scrivener's Affidavit of record in in Instrument No. **20220222-0019934** Register's Office for Davidson County, Tennessee.

WHEREAS, the said Warranty Deed was deficient and contained an incorrect Unit No. in the legal description.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged and hereby correct and replace the legal description of the property conveyed in the above referenced Warranty Deed, **Ron Limb, Married and Ed Limb, Married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah Gail Whitmore, Single Woman And Clifford Whitmore, A Married Man**, hereinafter referred to as Grantees, its heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, Map & Parcel No. 092-12-0A-205.00-CO, described as follows to-wit:

A certain Condominium located in Davidson County, Tennessee, being Unit 205 of State House, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is sett out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing State House of record in Book 7333, Page 36, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ron Limb, married and Ed Limb, married by Warranty deed from Sam Hassan Halwani of record in Instrument No. 20130107-0001527 Register's Office

for Davidson County, Tennessee, dated December 28, 2012 and recorded on January 07, 2013. Ed Limb and Edward Limb are one and the same person. See Specific Power of Attorney for Edward Limb of record in Instrument No. 20210727-0100956 Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on July 27, 2021.

The above described Unit 205 having been inadvertently referred to as Unit 213 within the Warranty Deed of record in Instrument No. 20210903-0118809, said Register's Office, however it being the intention of all parties that Unit 205 was to be conveyed at that time and the parties now execute this Deed of Correction to properly complete the conveyance of Unit 205.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind herself and her successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 21 day of December, 2022.

GRANTOR(S):

Ron Limb

Edward Limb by Ron Limb, his Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RON LIMB**, the within named bargainor, 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 official seal, this the 21 of December, 2022.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ron Limb, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EDWARD LIMB, and who acknowledged he/she/they executed the same as the free act and deed of the said EDWARD LIMB.

Witness my hand and official seal, this the 21 of December, 2022.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

GRANTEE(S):

_____
Sarah Gail Whitmore

Clifford Whitmore
Clifford Whitmore

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH GAIL WHITMORE**, the within named 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 the _____ of _____, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLIFFORD WHITMORE**, the within named 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 the 3rd of December, 2022.

Jacqueline Marie Myers
Notary Public
My Commission Expires: 08-20-2024
(SEAL)

JACQUELINE MARIE MYERS NOTARY PUBLIC ALABAMA STATE AT LARGE

Sarah Gail Whitmore

Sarah Gail Whitmore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH GAIL WHITMORE**, the within named 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 the 29 of December, 2022.

Notary Public Ashley Fort
My Commission Expires:
(SEAL) 11/2/26

