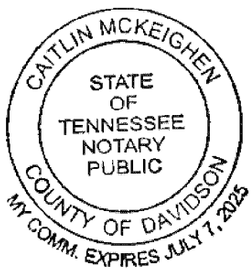
Karen Johnson Davidson County
Batch# 957144 DEEDWARR
01/03/2023 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230103-0000295

Corrective Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

(Consideration paid @ Instrument No. 20220829-0097393)

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2023.

Notary Public

My commission expires: 7-7-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ritu Vasu Primlani	United Wholesale Mortgage	053 16 0 309.00
100 Meadow Street	585 S. Pontiac Blvd. E.	
Old Hickory, TN 37138	Pontiac, MI 48341	

This Instrument is being executed and recorded to correct the Warranty Deed of record as Instrument No. 20220829-0097393, dated August 26, 2022 and recorded on August 29, 2022, Register's Office of Davidson County, Tennessee, which contained an incorrect legal description. The below legal description reflects the correct parcel that was intended to be conveyed in that Instrument.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID C. ADAMS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RITU VASU PRIMLANI, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Boundary Division of Mary Adams Property, of record in Instrument No. 20060505-0052584, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to David C. Adams by Warranty Deed from Mary Lefevre Adams, an unmarried woman of record in Instrument No. 20171024-0109093, Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 24, 2017.

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.

The address of the herein described property is believed to be 100 Meadow Street, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY HAND EFFECTIVE AS OF THE 27 day of Dec, 2022.

David C. Adams

STATE OF Minnesota
COUNTY OF Dakota

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David C. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of December, 2022.

Notary Public

My Commission Expires: 01/31/27

KRISNA RAJAGOPALA
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2027

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 3, 2023 (date of document).

Affiant Signature

January 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023