Karen Johnson Davidson County
Batch# 957331 DEEDWARR
01/04/2023 10:46:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230104-0000571

This Instrument Prepared By and Return To:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, TN 37027

DEED OF CORRECTION

KNOW ALL MEN BY THESE PRESENTS, this indenture is entered into between Philip Kelly, unmarried, hereinafter referred to as Grantor, and Mark Allan Ross, married, Grantee, his successors and assigns and personal representatives.

RECITALS

WHEREAS, Grantor heretofore executed in favor of Grantee a certain Warranty Deed recorded March 28, 2022 in Instrument Number 20220328-0035720, Register's Office for Davidson County, Tennessee ("Original Deed");

WHEREAS, certain questions have been raised concerning the property description contained in said deed as follows:

Land in Davidson County, Tennessee, being Units A & B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 1219 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150327-0026779 and as amended in Instrument No. 20150507-0041927, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

NOW THEREFORE, the property description contained in said deed is hereby replaced with the following property description, and Grantor does hereby confirm it's Warranty Deed and conveyance to Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 103, all of Lot No. 104 and the easterly 5 feet of Lot No. 105 on the plan of Chesterfield Place, of record in Book 332, Page 147, Register's Office for said County.

Said property fronts 50 feet on the northerly margin of Chesterfield Avenue, now Chester Avenue, and extends back between parallel lines 132 feet to a dead line.

Being the same property conveyed to Philip Kelly, unmarried, by Warranty Deed from Astercorp Group, LLC, a Tennessee limited liability company, dated May 18, 2017 and filed of record May 22, 2017 in Instrument No. 20170522-0050642, and corrected by Deed of Correction of record November 3, 2017 in Instrument 20171103-0113161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: all matters appearing of record in Plat Map Book 332, Page 147, Register's Office for Davidson County, Tennessee.

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

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.

WITNESS my hand this 9th day of December, 2022.

GRANTOR:

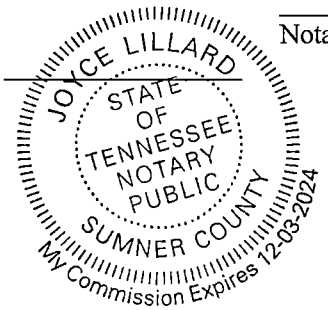
Philip Kelly

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public of said county and state, Philip Kelly, the within named bargainor(s), 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, at Office, this 9th day of December, 2022.

Notary Public

My commission expires: 

WITNESS my hand this 3 day of January, 2023.

GRANTEE:

Mark Allan Ross

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Mark Allan Ross, the within named bargainor(s), 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, at Office, this 3 day of January, 2023.

Notary Public

My commission expires: _____



STATE OF TENNESSEE
COUNTY OF Davidson

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

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 7/3/23

