This Instrument Prepared By:
Tennessee Title Services, LLC
547 N Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

Send Tax Bills To:
NEW OWNER

New Owner is:
Amy Peterson & Bryan Peterson
3265 Priest Woods Dr.
Nashville, TN 37214

Map and Parcel
163B-A-15.01

Karen Johnson Davidson County
Batch# 964226 DEEDWARR
01/25/2023 12:05:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230125-0005713

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STATE OF TN)
COUNTY OF Wilson)

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

Affiant

Subscribed and sworn to before me this 20 day of January, 2023 ~~2022~~.

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

My commission expires: 3/7/24

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DEED OF CORRECTION

WARRANTY DEED

WHEREAS, on August 9, 2021, Tennessee Title Services, LLC, prepared a Warranty Deed, by and between **Margaret Davis and wife, Helena Brown, as tenants in common with full rights of survivorship** ("GRANTORS") and **Amy Peterson and Bryan Peterson, a married couple** ("GRANTEES") conveying the within described property, which has previously been executed and put of record in Instrument No. 20210812-0108769, in the Register's Office for Davidson County, Tennessee;

WHEREAS, the said Warranty Deed was deficient or contained errors in that it recited the incorrect legal description;

NOW, THEREFORE, I Taylor Grills, Esq., on behalf of Tennessee Title Services, LLC, have prepared this "Deed of Correction" for the purpose of correcting the legal description of the property in the aforementioned Warranty Deed to read as follows:

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 23-A on the Plan of Zone Lot Division of Lots 21, 22, 23, 35 and 38 Section One, Percy Priest Woods of record in Plat Book 5200, Page 714, amending Plat Book 5200, Page 472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret Davis and, wife, Helena Brown, as tenants in common with full rights of survivorship by Warranty deed from Rebecca Charlton, married of record in Instrument No. 20190423-0037167 Register's Office for Davidson County, Tennessee, dated April 22, 2019 and recorded on April 23, 2019. (Value of consideration shown in aforementioned deed $195,000.00.)

Being also known as 3265 Priest Woods Drive, Nashville, Tennessee 37214.

All other terms, conditions and matters stated in the original recording remain the same.

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

[Buyer and Seller Signature Pages Follows]

Seller Signature Page

Margaret Davis

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Lancaster

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Margaret Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15 day of January, ~~2022.~~ 2023

Commonwealth of Pennsylvania - Notary Seal
GEORGE GERGES - Notary Public
Lancaster County
My Commission Expires Aug 27, 2023
Commission Number 1357086

Notary ~~Public~~

My Commission Expires: 8/27/2023

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Seller Signature Page

Helena Brown

STATE OF ~~TENNESSEE~~ Pennsylvania)
COUNTY OF Lancaster

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Helena Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15 day of January ~~2022~~ 2023

Notary Public

Commonwealth of Pennsylvania - Notary Seal
GEORGE GERGES - Notary Public
Lancaster County
My Commission Expires Aug 27, 2023
Commission Number 1357086

My Commission Expires: 8/27/2023

Buyer Signature Page

Bryan P. Peterson

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Bryan P. Peterson and Amy E. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of December, 2022.

Notary Public

My Commission Expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Buyer Signature Page

Amy E. Peterson



STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Bryan P. Peterson and Amy E. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of November, 2022.

Notary Public

My Commission Expires: November 2, 2022

202301250005713

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 1/23/2023 (date of document).

Affiant Signature

1/23/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

