Karen Johnson Davidson County
Batch# 968151 DEEDWARR
02/06/2023 02:37:15 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230206-0008573

NEW OWNER:

Volunteer State Bank
Attn: Jimmy Overton
554 W. Main Street
Gallatin TN 37066

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

Map & Parcel 128 15 0A 084.00

WARRANTY DEED OF CORRECTION

WHEREAS, **MARCUS E. SMITH** and **DESTINY C. BARNES-SMITH**, (herein collectively "Grantor") have heretofore executed to **VOLUNTEER STATE BANK** (herein "Grantee") a certain Warranty Deed in Lieu of Foreclosure of record in **Instrument No. 20220818-0093509**, Register's Office for Davidson County, Tennessee (the "Warranty Deed"); and,

WHEREAS, the undersigned acknowledges that the indebtedness owed by Marcus E. Smith and Destiny C. Barnes-Smith to Volunteer State Bank as described in the above-described Warranty Deed and as further referenced in that certain Construction Deed of Trust of record in Instrument No. 20210113-0005933, Register's Office for Davidson County, Tennessee, was in good standing at the time of execution of the above-described Warranty Deed and by mutual mistake said Warranty Deed was erroneously titled a Deed in Lieu of Foreclosure; and,

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, with the express purpose of correcting the above described error,

Marcus E. Smith and Destiny C. Barnes-Smith, execute this Warranty Deed of Correction further evidencing they have transferred and conveyed unto **VOLUNTEER STATE BANK**, its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 85, final Subdivision, Still Spring Hollow, Section 2, Phase 1, as of record in Instrument No. 20031111-0164936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.**
>
> **Being the same property conveyed to Marcus E. Smith and Destiny C. Barnes-Smith, husband and wife, by Warranty Deed from James Carlton, unmarried, dated June 23, 2017, recorded June 28, 2017, of record Instrument No. 20170628-0065003, Register's Office for Davidson County, Tennessee,**
>
> **This is improved property commonly known as 113 Zuric Ct, Nashville, TN 37221.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors 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; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION was given on the date of the Warranty Deed.

VOLUNTEER STATE BANK joins in this conveyance for purposes of acknowledging and consenting to the correction as set forth herein.

Executed this 31 day of January, 2023.

MARCUS E. SMITH

DESTINY C. BARNES-SMITH

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Marcus E. Smith and Destiny C. Barnes-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged they are the within-named Grantor, and as such have executed the within instrument.

WITNESS my hand and official seal at office, this 31st day of January, 2023.

Lesley E. Chapman
Notary Public

My commission expires: March 7, 2026

LESLEY E. CHAPMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

VOLUNTEER STATE BANK

By: _____
Jimmy Overton, Vice President

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Jimmy Overton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be Vice President of Volunteer State Bank, the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing his name as such authorized officer.

WITNESS my hand and official seal at office, this 31st day of January, 2023.

Heather Trudeau
NOTARY PUBLIC

My commission expires: 10/23/23

HEATHER TRUDEAU NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

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

Affiant

Sworn to and subscribed to before me this the 31st day of January, 2023.

Notary Public

My commission expires: March 7, 2026

LESLEY E. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026