Karen Johnson Davidson County
Batch# 971805 DEEDWARR
02/17/2023 08:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230217-0011526

This Instrument Prepared By:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Send Tax Bills To:
NEW OWNER

New Owner is:
Taryn Hibbitt
3303 Gallatin Pike, 302
Nashville, TN 37216

Parcel ID: **072-02-0A-007.00-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 16 day of February, 2023.

Notary Public

My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

## WARRANTY DEED OF CORRECTION

WHEREAS, a Warranty Deed conveying the within described property to **Taryn Hibbitt, unmarried woman**, has previously been executed and put of record in **Instrument Number 20210428-0057043**, Register's Office of Davidson County, Tennessee and

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

NOW, THEREFORE, for the consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, **Regal Homes Co., a Tennessee corporation**, hereinafter called the Grantor, by these presents transfer and convey unto the said **Taryn Hibbitt, unmarried woman**, hereinafter referred to as Grantee, their successors, heirs and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

**Land in Davidson County, Tennessee, being Unit 302, of the Inglewood Lofts Condominiums, as established in Master Deed of record at Instrument No. 20200527-0054291, as amended (if applicable) at Instrument No. 20210211-0019698, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.**

**Being a portion of the same property conveyed to Regal Homes CO., a Tennessee corporation by Warranty deed from Dorris B. Calvin Jr of record in Instrument**

**No. 20150513-0044128 Register's Office for Davidson County, Tennessee, dated May 04, 2015 and recorded on May 13, 2015.**

**Being a portion of the same property conveyed to Regal Homes CO., a Tennessee corporation by Quitclaim deed from Regal Homes CO., a Tennessee corporation of record in Instrument No. 20170609-0058141 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 09, 2017.**

THIS IS IMPROVED PROPERTY KNOWN AS: 3303 Gallatin Pike, 302, Nashville, TN 37216

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, their heirs and assigns forever; and we do covenant with the said GRANTEE that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 16 day of February, 2023.

GRANTOR:

**REGAL HOMES CO.,**
**A TENNESSEE CORPORATION**

By: Joshua L. Hunter
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned a Notary Public for said County and State, **Joshua L. Hunter**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Authorized Agent of Regal Homes Co., the within named bargainor, a corporation, and that he as such Authorized Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as Authorized Agent.

Witness my hand and official seal, this the 16 day of February, 2023.

NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

GRANTEE:

**Taryn Hibbitt**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Taryn Hibbitt**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of February, 2023.

NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-05-2024

Certificate of Authenticity

I, Ryan Lux, 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 2/16/23.

Date

Affiant Signature

2/16/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of February, 2023.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)