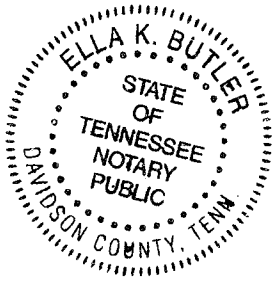
Karen Johnson Davidson County
Batch# 974737 DEEDWARR
02/27/2023 03:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230227-0013775

Corrective Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

(Consideration paid @ Instrument No. 20110817-0063662)

Reita J. Bass Dymetra L. Bass
Affiant

Subscribed and sworn to before me, this the 23 day of January, 2023.

Ella K. Butler
Notary Public

My commission expires: 07/09/2024

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:
Dymetra L. Bass	New Owner	049-00-0-072-00
3510 Stevens Lane		
Nashville, TN 37218		

This instrument is being executed and recorded to correct that Warranty Deed of record at Instrument No. 20110817-0063662, dated August 15, 2011 and recorded August 17, 2011, Register's Office of Davidson County, Tennessee, which omitted Tract I of the legal description as well as the Scrivener's Affidavit of record in Instrument No. 20110926-0074100, said register's office, which did not contain the full description of the omitted Tract I. This deed contains the full and correct legal description of both tracts that were intended to be conveyed by Instrument No. 20110817-0063662.

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, **REITA J. BASS, A MARRIED PERSON***, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DYMETRA L. BASS, AN UNMARRIED PERSON**, 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:

Tract I: Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Stevens Lane at the intersection of the northerly margin of said Lane and the eastern boundary line of the property conveyed to Tom Resha and wife by deed from Bell Field Hogan, et al, of record in Book 2546, page 175, Register's Office for said county; thence with said Resha's eastern boundary line, North 3 deg. 50' West 150 feet; thence South 86 deg. 30' East 100 feet; thence South 3 deg. 50' east 150 feet to the northerly margin of said Lane; thence with same, North 86 deg. 30' West 100 feet to the beginning.

Tract II: Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of the property conveyed to E.W. Milliken and wife, by deed from David A. Wheatley and wife, of record in Book 2859, page 192, Register's Office for said County; thence northwardly 150 feet, more or less, to a point in the southern boundary line of the property conveyed to James J. Morgan and wife by deed of correction from said Wheatley, et al, of record in Book 3071, page 49, said Register's Office; thence with said Morgan's southern boundary line westwardly 100 feet to said Morgan's southwest corner thence southwardly 150 feet, more or less, to said Milliken's northwest corner; thence with said Milliken's northern boundary line eastwardly 100 feet to the beginning.

Being the same property conveyed to E.W. Milliken and wife, Essie May Milliken, by Deed of record in Book 2859, Page 192, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E.W. Milliken and wife, Essie May Milliken, by Deed of record in Book 3166, Page 302, Register's Office of Davidson County, Tennessee.

Said E.W. Milliken died on March 1991, vesting Essie May Milliken as surviving tenant. Said Essie May Milliken died on February 13, 1998, leaving a Last Will and Testament filed for Probate in Will Book 219, Page 491, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, J. T. Scott and Ruby Dale Scott are named as Co-Executors of the Estate of Essie May Milliken, deceased.

Being the same property conveyed to Vernon G. Newman and wife, Kathleen Newman by Warranty Deed from J. T. Scott and wife, Ruby Dale Scott, Co-Executors of the Estate of Essie May Milliken, deceased, in Deed Book 11243, Page 865, Register's Office of Davidson County, Tennessee, dated April 10, 1998 and recorded December 9, 1998; Scrivener's Affidavit of record in Instrument No. 20110421-0030674, said register's office.

Being the same property conveyed to Rosalyn Ruth Pitt by Quitclaim Deed from Vernon G. Newman and wife, Kathleen Newman, reserving a life estate unto themselves, of record in Instrument No. 20060217-0019304, Register's Office of Davidson County, Tennessee, dated January 26, 2006.

Said Vernon G. Newman became deceased, thereby terminating said life estate.

Being the same property conveyed to Reita J. Bass, a married person, by Warranty Deed from Rosalyn Ruth Pitt and Kathleen Newman of record in Instrument No. 20091109-0103529, Register's Office of Davidson County, Tennessee, dated November 6, 2009 and recorded November 9, 2009; Scrivener's Affidavit of record in Instrument No. 20110406-0026429 said register's office.

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.

This is improved property known as 3510 Stevens Lane, Nashville, TN 37218.

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 HANDS EFFECTIVE AS OF THE 23 day of January, 2023.

Reita J. Bass

Reita J. Bass

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Reita J. Bass, 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 23 day of January, 2023.

Ella K. Butler
Notary Public

My Commission Expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*James G. Bass, spouse of Reita J. Bass, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

James G Bass
James G. Bass

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James G. Bass, 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 23 day of January, 2023.

Ella K. Butler
Notary Public

My Commission Expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Amy Burgess, 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 –

Amy Burgess

DATE: 2/27/2023

State/Commonwealth of Virginia

County of LOUDOUN

Sworn to and subscribed before me this 27th day of February, 2023.

Notary's Signature

My Commission Expires: 6/30/24

Notary' Seal (if on paper)

Zachary Bruce Shafferman
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7703124
Com. Exp. June 30, 2024