Karen Johnson Davidson County
Batch# 983440 DEEDQC
03/22/2023 02:28:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230322-0020861

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

DEED OF CORRECTION AND QUITCLAIM DEED

Address of New Owner:
Rebecca Gebhardt
557 B Hamilton Avenue
Nashville, TN 37203

Send Tax Bills To:
NEW OWNER

Map & Parcel:
1050073c00200co

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow
321 Murfreesboro Pike, Ste. 823
Nashville, TN 37217
#11828

Prepared from information furnished by the parties

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever greater, for this transaction is
$ -0-

Affiant
Subscribed and sworn to before me this the 21 day of March, 2023.

Notary Public
Commission Expires: 12-16-2025

WHEREAS, Jason Bockman, married, conveyed unto **Rebecca Gebhardt, a married woman**, by Warranty Deed, that certain property of record in Instrument No. 20170313-0024389, said Register's Office, **DAVIDSON** County, Tennessee.

THAT WHEREAS, by inadvertence and mistake, herein above said **Warranty Deed** contained the following scrivener's errors:

Land in Davidson County, Tennessee, Being Unit "B" of The Cottages of 557 Hamilton Ave., a/k/a Unit "B" The Cottages at 557 Hamilton Avenue, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions, and restrictions for The Cottages of 557 Hamilton Ave. of record in Instrument No. 20151210-0124334, in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument No. 20151210-0124334, Unit Owners, and the Bylaws of the Association of Owners, reference The Cottages of 557 Hamilton Ave. Unit "B" and private elements "B" as set forth in Exhibit "B", Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of Unit, the rights and obligations of the Declarant and the unit owners.

Being the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20151210-0124335, Register's Office for Davidson County, Tennessee.

This Property has never been used as the Grantors primary residence.

WHEREAS, the said Grantors and Grantees have agreed to correct said error;

NOW, THEREFORE for the purpose of correcting said conveyance:

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Jason Bockman, married**, "Grantor" by these presents, does hereby convey unto **Rebecca Gebhardt, a married woman**, "Grantee" **HER** Heirs and Assigns, all my rights, title and interest in the above described property located in **Davidson** County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, Being Unit "B" of The Cottages of 557 Hamilton Ave., a/k/a Unit "B" The Cottages at 557 Hamilton Avenue, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions, and restrictions for The Cottages of 557 Hamilton Ave. of record in Instrument No. 20151210-0124336, in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument No. 20151210-0124336, Unit Owners, and the Bylaws of the Association of Owners, reference The Cottages of 557 Hamilton Ave. Unit "B" and private elements "B" as set forth in Exhibit "B", Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of Unit, the rights and obligations of the Declarant and the unit owners.

Being the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20151210-0124335, Register's Office for Davidson County, Tennessee.

This Property has never been used as the Grantors primary residence.

This is **Improved** property (X) known as 557 B Hamilton Avenue Nashville, TN 37203

Witness our hand(s) this the 21 day of March, 2023.

GRANTOR:

Jason Bockman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Jason Bockman** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purpose therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 21 day of March, 2023.

Notary Public
Commission Expires: 12-16-2025

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY