Prepared by:
615 Title, LLC
200 9th Avenue S.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

Subscribed and sworn to before me, this 8 day of April, 2023.

Notary Public
My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1001389 DEEDWARR
05/09/2023 01:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230509-0034544

2023-91

Address of New Owner:	Send Tax Bills to:	Tax Information
Rusty Uy	Wilson Bank & Trust	086-16-0-0[illegible]
4301 Central Valle Dr.	623 West Main Street	
Hermitage, TN 37076	Lebanon, TN 37087	

WARRANTY DEED OF CORRECTION
(Reference Warranty Deed of record in Instrument No. 20230404-0024303, DCROD)

Whereas, Jim Philippi, as Grantor executed a Warranty Deed dated March 30, 2023, of record in Instrument No. 20230404-0024303, Register's Office for Davidson County, Tennessee, so as to convey to Rusty Uy and Sreymom Bun, husband and wife, as Grantees, certain property; and

Whereas, through scrivener's error, said Warranty Deed conveys the subject property to Rusty Uy and Sreymom Bun, husband and wife; and

Whereas, Grantor only intended to convey the subject property to Rusty Uy and did not intend to convey the subject property to Sreymom Bun in said Warranty Deed; and

Whereas, it was, and still is, the intent of the Grantor to convey the certain hereinafter described property for the consideration previously tendered to and received by Grantor; and

Whereas, Grantors desire to have this instrument correct said Warranty Deed by describing the actual Grantee;

Now, therefore, in consideration of the premises, Jim Philippi, executes this instrument so as to correct the Warranty Deed of record in Instrument No. 20230404-0024303, Register's Office, for Davidson County Tennessee to read as follows:

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jim Philippi, married, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto, Rusty Uy, hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Section One - Revised, Valley Grove, of record in Book 5200, Page 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jim Philippi, married by Warranty Deed from Jasma Taylor of record in Instrument No. 20221007-0110830, Register's Office for Davidson, Tennessee, dated October 3, 2022 and recorded on October 7, 2022.

This property is neither the principal residence of the Grantor, his spouse, nor any of his dependents.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 4301 Central Valley Drive, Hermitage, TN 37076.

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, his heirs and assigns, forever; and I do

covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 5th day of May, 2023.

Jim Philippi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jim Philippi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument in the capacity and for the purposes therein contained

Witness my hand in Nashville, Tennessee, this 5th day of May, 2023.

Notary Public – D. Shayne Adair
My Commission expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WITNESS my hand this 8 day of May, 2023.

Rusty Uy

Sreymom Bun

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rust Uy and Sreymom Bun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument in the capacity and for the purposes therein contained

Witness my hand in Murfreesboro, Tennessee, this 8 day of ~~April~~ May, 2023.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Notary Public
My Commission expires:

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 5/8/23
Date

Celia Stewart-Rouse
Affiant Signature

5/8/23
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 8th day of May, 2023.

Taylor Johnson
Notary's Signature

My Commission Expires: 3/19/2025
Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY