Karen Johnson Davidson County
Batch# 1006447 DEEDQC
05/23/2023 12:27:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230523-0038769

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

CORRECTED QUIT CLAIM DEED

****This Quit Claim is being recorded to correct vesting in Quit Claim of record at Instrument No. 20210126-0011756 in the Register's Office of Davidson County, TN.****

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Charles Bandy** ("Grantor"), a single man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto , **Charles Bandy, unmarried and Karen Sowell, unmarried, as tenants in common with full rights of survivorship,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 66 on the Map of J.M, T.J., and G.W. Harding's Pan of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim of record at Instrument Number **20210126-0011756** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 24th day of **March, 2021.**

Charles Bandy
Charles Bandy

Karen Sowell
Karen Sowell

BRENDA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Charles Bandy and Karen Sowell,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **March, 2021.**

Brenda Clark
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-9-2022

For recording information only

BRENDA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Charles Bandy
AFFIANT

PROPERTY ADDRESS:	**1913 Formosa St, Nashville, TN 37208**
TAX PARCEL NO.:	082 03 0 404.00
PROPERTY OWNER:	**Charles Bandy and Karen Sowell**
OWNER'S ADDRESS:	**1913 Formosa St, Nashville, TN 37208**
MAIL TAX BILLS TO:	**owner at property addrses**

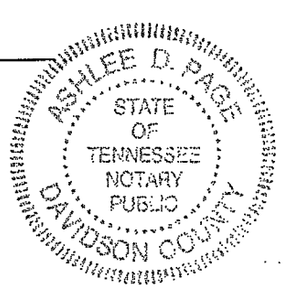
Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature



My Commission Expires: 11/08/2022