CORRECTION DEED

Ashley Michelle Burrell
NOTARY PUBLIC
REG. #7869960
MY COMMISSION EXPIRES
06/30/2024
COMMONWEALTH OF VIRGINIA

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 06/30/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marc Alexander Seger	Marc Alexander Seger	108-04-0A-025-00
(NAME)	(NAME)	
2804 Blackwood Drive	2804 Blackwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, Tn 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Richard A Blair, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Marc Alexander Seger and Brigin Lynette Zachry, as joint tenants with rights of survisorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 of Section Two, Villages of Larchwood of record in Plat Book 7900, Page 326, Register's Office for Davison County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Richard A. Blair and wife, Connie S. Blair by Warranty Deed from Kevin Duane Neely and wife, Juanita R. Neely (f/k/a Juanita R. Jordan), dated 11/27/2000, of record in Instrument No. 20001128-0116759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard A. Blair by Quitclaim Deed from Connie S. Blair, dated 10/08/2019, of record in Instrument No. 20191101-0112629, Register's Office for Davidson County, Tennessee.

There was an error on the deed that was recorded in Davidson County, Tennessee on 4/10/2023 in Instrument No.: 20230410-0025624. This deed is to correct the name of one of the Grantees to Marc **Alexander** Segar.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2804 Blackwood Drive, Nashville, TN 37214

File No.: 1960176
Warranty Deed TN

Karen Johnson Davidson County
Batch# 1006462 DEEDWARR
05/23/2023 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230523-0038792

202305230038792

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the ~~3rd day of April~~ 12TH day of May, 2023.

Richard A Blair

Richard A Blair

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A Blair, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12TH day of May, 2023.

Lissa Groom

Notary Public:
My Commission Expires: 7-16-2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Marcus 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 April 3, 2023 (date of document).

Affiant Signature –

Marcus Burgess

DATE: May 17, 2023

State/Commonwealth of Virginia

County of LOUDOUN

Sworn to and subscribed before me this 17th day of May, 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