ADDRESS OF NEW OWNER
AND SEND TAX BILLS:
Daniel Carachure Alonso, Rosa Elvira Cabrera Vega, Luis Fernando Cordon Cabrera and Hector Armando Valzeca Cabrera
3737 Seasons Drive
Nashville, TN 37013

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MAP & PARCEL NO.: 150-12-0A-076.00 CO

CORRECTION WARRANTY DEED

WHEREAS, by Warranty Deed dated May 31, 2023, and recorded June 6, 2023 as Instrument No. 20230606-0042838 in the Register's Office for Davidson County, Tennessee, **OwnEZ Asset Management, LLC**, conveyed the therein described property to **Daniel Carachure Alonso and Rosa Elvira Cabrera Vega, husband and wife,** and

WHEREAS, through mistake and inadvertence the Grantees were incompletely shown as **Daniel Carachure Alonso and Rosa Elvira Cabrera Vega, husband and wife**; and

WHEREAS, the Grantees should have been shown as **Daniel Carachure Alonso and Rosa Elvira Cabrera Vega, husband and wife, Luis Fernando Cordon Cabrera and Hector Armando Valzeca Cabrera**; and

NOW, THEREFORE for and in consideration, of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and the purpose of correcting said error, the receipt of all which is hereby acknowledged I/We, **OwnEZ Asset Management, LLC**, have this day bargained and sold and by these presents do hereby transfer and convey unto, **Daniel Carachure Alonso and Rosa Elvira Cabrera Vega, husband and wife, Luis Fernando Cordon Cabrera and Hector Armando Valzeca Cabrera**, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 737, as shown on the map entitled Final P.U.D. Pan, Phase IV, Somerset, of record in Book 7900, pages 978 and 979, 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 OwnEZ Asset Management, LLC, by deed from George Basch, unmarried man, of record as Instrument No. 20230605-0042499, said Register's Office.

This is improved property known as: 3737 Seasons Drive, Nashville, TN 37013

PROPERTY TAXES for the current year shall be prorated as of date of deed.

Karen Johnson Davidson County
Batch# 1015054 DEEDWARR
06/14/2023 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230614-0045460

File# 23-13128A

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

WITNESS our hands this the 8 day of June, 2023.

OwnEZ Asset Management, LLC

By: _____
Teresa Brinkman, Authorized Agent

STATE OF Indiana
COUNTY OF Johnson

Before me, the undersigned Notary Public, personally appeared Teresa Brinkman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Authorized Agent of OwnEZ Asset Management, LLC the within named bargainor, a limited liability company, and that such Authorized Agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the OwnEZ Asset Management, LLC as Authorized Agent.

Witness my hand and official seal this 8 day of June, 2023.

Ashley Lauffer
Notary Public

My Commission Expires:
June 5, 2031

Ashley Lauffer
Notary Public - State of Indiana
SEAL
Johnson County Commission # NP0749342
My Commission Expires June 5, 2031

File# 23-13128A

Daniel Carachure Alonso

Rosa Elvira Carachure Vega

Luis Fernando Cordon Cabrera

Hector Armando Valzeca Cabrera

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared, **Daniel Carachure Alonso and Rosa Elvira Cabrera Vega, husband and wife, Luis Fernando Cordon Cabrera and Hector Armando Valzeca Cabrera**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named grantor, and acknowledged that she/he/they executed the foregoing instrument for the purpose therein.

Witness my hand and official seal this 9 day of June, 2023.

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $ -0- (Correction Deed Only)

Affiant

SUBSCRIBED and sworn to before me, this the 9 day of June, 2023.

Notary Public

My Commission Expires:

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

File# 23-13128A

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 6/9/23.

Date

Celia Stewart-Rouse

Affiant Signature

6/9/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 9th day of June, 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