Karen Johnson Davidson County
Batch# 1027991 DEEDWARR
07/19/2023 09 49 19 AM 7 pgs
Fees $37.00 Taxes $0 00
20230719-0055448

Address New Owner: **Sovereign Investments, LLC**
P.O. Box 211
Madison, TN 37116

Send Tax Bills to: New Owner

Map & Parcel. **08111004100**

WARRANTY DEED OF CORRECTION

This Warranty Deed of Correction made and entered into on this the 5th day of December 2022, by and between **Harold M. Love, Jr., Chrystal L. Cunningham, Candyce A. Love, Cheryl L. Harris and Caralyn A. Love,** herein "Grantors," and **Sovereign Investments, LLC, a Tennessee limited liability company,** herein "Grantee":

WHEREAS, by Warranty Deed recorded in **Instrument No. 20171030-0110755**, Register's Office for Davidson County, Tennessee, **Harold M. Love, Jr., Grantor,** conveyed certain property in Davidson County, Tennessee, to **Sovereign Investments, LLC, Grantee**, and

WHEREAS, said Deed is irregular because the Grantors, **Chrystal L. Cunningham, Candyce A. Love, Cheryl L. Harris and Caralyn A. Love,** should have joined in said Deed and conveyed their interests in the herein described property, and

WHEREAS, this Warranty Deed of Correction is for the purpose of fulfilling the desire of the Parties of having the Grantors convey all right, title, and interest in said property to the Grantee.

NOW, THEREFORE, for and in consideration of good and valuable consideration with a value greater than the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties hereto, we, **Chrystal L. Cunningham, Candyce A. Love, Cheryl L. Harris and Caralyn A. Love** (Grantors), by these presents do hereby transfer and convey unto **Sovereign Investments, LLC, a Tennessee limited liability company** (Grantee), the following described tract or parcel of land in **Davidson** County, Tennessee

Landin Davidson County, Tennessee, being Lot 282, as shown on the map entitled J.J., T.J. and G. W. Harding's Plan, of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Harold M. Love and Mary Love from Walbrey R. Whitelow, by Deed recorded on January 18, 2007, in Instrument No. 20070118-0007385, Register's Office for Davidson County, Tennessee. The said Mary Love died intestate on March 9, 2014, leaving Harold M. Love, Jr., Chrystal L. Cunningham, Candyce A. Love, Cheryl L. Harris and Caralyn A. Love as her sole heirs at law. See Docket No. 14P805 in the Clerk's office for the Probate Court for Davidson County, Tennessee. See also Affidavit of Heirship in Instrument No. 20160212-0013930, said Register's Office.

The above property has a common address of 1723 21st Ave., North, Nashville, TN 37208

The Grantors warrant that the subject property is not the principal residence of either Grantor and is therefore not subject to any marital rights therein.

To have and to hold the said tract or parcel of land with the appurtenances, estates, title, and interests thereto belonging to the said Grantee, their heirs and assigns forever

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to all genders.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, we have hereunto set our hands on this the 5th day of December 2022

GRANTOR(S)

Harold M. Love, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Harold M. Love, Jr.**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed

Witness my hand and official seal at office this 7th day of February 2023.

Notary Public
My Commission Expires May 5, 2025

ANN SHARFNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

GRANTOR(S)

Chrystal L. Cunningham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Chrystal L. Cunningham,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed

Witness my hand and official seal at office this 17th day of March 2023.

Notary Public
My Commission Expires 1-6-26

ANN HARRIS-BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR(S):

Candyce A. Love

Candyce A. Love

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF Howard

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Candyce A. Love,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office this 14th day of March 2023.

Alyssa M Sieb

Notary Public
My Commission Expires: 01-29-2025

ALYSSA M. SIEBERS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES JANUARY 29, 2025

GRANTOR(S):

Cheryl L. Harris

Cheryl L. Harris

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Cheryl L. Harris,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office this 30 day of January 2023.

Notary Public
My Commission Expires: 2/23/2023

GLORIA J MILLER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

GRANTOR(S)

Caralyn A. Love

Caralyn A. Love

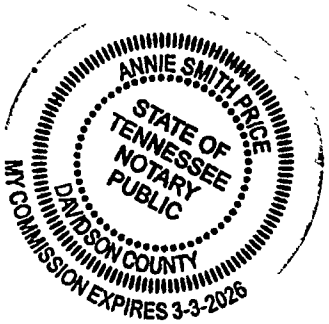
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Caralyn A. Love,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed

Witness my hand and official seal at office this 9th day of March 2023.

Annie S. Price

Notary Public
My Commission Expires 3-3-26



GRANTEE:

Sovereign Investments, LLC, a Tennessee limited liability company

By: Nathaniel Claybrooks, MEMBER
Nathaniel Claybrooks, MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Nathaniel Claybrooks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member of Sovereign Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the within instrument for the purposes therein contained by signing the name of the company by the said Nathaniel Claybrooks as such Member and on company's behalf and as company's free act and deed.

Witness my hand and official seal at office, this 13th day of July 2023.

Notary Public
My Commission Expires:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

Prepared by:
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

Subscribed and sworn to before me this 13th day of July 2022.

Notary Public
My Commission Expires

2211-208