This Instrument Prepared By
Carney Title, LLC
400 Overbeck Ln, Suite 101
Nashville, TN 37204

Send Tax Bills To
NEW OWNER

New Owner is
Phillip Cordell & Shannon Cordell
920 A Curdwood Blvd
Nashville, TN 37216

Map and Parcel **061 11 0 323.00**

Karen Johnson Davidson County
Batch# 1033459 **DEEDQC**
08/02/2023 10 55 27 AM 3 pgs
Fees $17 00 Taxes $0 00

20230802-0059590

• • • • •

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS

Karen Boswell

Affiant

Subscribed and sworn to before me this 28th day of July, 2023

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Briana Gage

Notary Public

My commission expires 1/8/24

• • • • •

QUITCLAIM DEED OF CORRECTION

WHEREAS, a Quitclaim Deed conveying the within described property to Phillip Cordell and Shannon Cordell, husband and wife, has previously been executed and put of record in Instrument No 20220908-0100713, in the Register's Office for Davidson County, Tennessee and

WHEREAS, the said Quitclaim Deed was deficient in that it contained an error in the legal description for said property

NOW, THEREFORE, For in the consideration of Ten and no/100 Dollars ($10 00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Thomas Rose Properties LLC, a Tennessee limited liability company**, hereinafter called the Grantor, by these presents does quitclaim, transfer and convey unto the said **Phillip Cordell and Shannon Cordell, husband and wife**, hereinafter referred to as Grantee, their successors and assigns, that 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 4 A on the Final Plat of Maplewood Manor Re-Subdivision of Lot 4, of record in Instrument No 20150511-0042875, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof

Being the same property conveyed to Thomas Rose Properties LLC, a Tennessee limited

liability company, by Quitclaim Deed from Phillip and Shannon Cordell, husband and wife, of record in Instrument No 20210104-0000635, in the Register's Office for Davidson County, Tennessee

THIS IS IMPROVED PROPERTY KNOWN AS **920 A Curdwood Blvd., Nashville, TN 37216**

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

Prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters that would be disclosed by such title examination Pursuant to Tenn Code Ann § 66-24-121(a), the legal description is the same as in the previous deed of record

Witness our hands this 28 day of July, 2023

GRANTOR:

Thomas Rose Properties LLC, a Tennessee limited liability company

By _____
Phillip Cordell, Member

By _____
Shannon Cordell, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Phillip Cordell and Shannon Cordell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be Members of Thomas Rose Properties LLC, the within named bargainor, a Tennessee limited liability company, and that such Members, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Thomas Rose Properties LLC as Members

Witness my hand and seal on this the 28 day of July, 2023

_____
Notary Public

My Commission Expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

GRANTEE:

Phillip Cordell

Shannon Cordell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Phillip Cordell and Shannon Cordell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and seal on this the 28 day of July, 2023

Notary Public

My Commission Expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024