Karen Johnson Davidson County
Batch# 1037289 DEEDWARR
08/11/2023 11:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230811-0062448

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 10th day of August 2023. Notary Public My Commission Expires: 6/23/25

CORRECTION DEED

Address New Owner: John J. Russell 2842 Woodlawn Drive Nashville, TN 37215-1137	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-0F-003-00-CO

WHERAS, Andrew J. Medvecz and Lauren B. Medvecz, F/K/A Lauren E. Braun, Husband and Wife, executed a Warranty Deed recorded July 5, 2023 in Instrument No. 20230705-0051389 ("Deed"), conveying to **John J. Russell, an unmarried man** that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows ("Property"):

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of Woodlawn Court Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, pages 862 and 863, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Andrew J. Medvecz, an unmarried man and Lauren E. Braun, an unmarried woman, joint tenants with right of survivorship by Warranty deed from Leigh Ann Drew, married of record in Instrument No. 20151231-0131736 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on December 31, 2015.

This is improved property commonly known as: **2842 Woodlawn Drive Nashville, TN 37215-1137**

WHEREAS, by inadvertence and mutual mistake, the recorded warranty deed was electronically filed and scanned in incorrectly. This document is being resubmitted to correct said error.

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew J. Medvecz and Lauren E. Medvecz, F/K/A Lauren E. Braun, Husband and wife** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John J. Russell, an unmarried man** ("Grantee"), his successors, heirs and assigns, that certain Property referenced below:

See **Exhibit A**

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Book: 6143 Pages 426-428, Register's Office for said County.

IN WITNESS WHEREOF, Grantor and Grantees have executed this instrument on this 8th day of August, 2023.

Andrew J. Medvecz

Lauren B. Medvecz

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew J. Medvecz and Lauren B. Medvecz**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of August, 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11.2.2026

[Grantees' signature on following page]

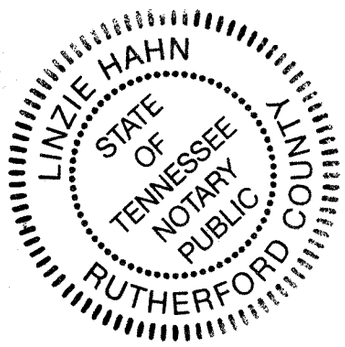
John J. Russell

STATE OF TN)

COUNTY OF Williamson)

Before me, the undersigned Notary Public, personally appeared, John J. Russell the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at office this 16th day of August, 2023.



Notary Public
My commission expires: 6/23/25

EXHIBIT A

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Certificate of Authenticity

I, China Hendrix, 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 8/10/23.

Date

China H

Affiant Signature

8/10/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 10th day of August, 2023.

Notary's Signature

My Commission Expires: 1/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY