Karen Johnson Davidson County
Batch# 1042820 DEEDQC
08/25/2023 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230825-0066552

This Instrument Prepared By and Please Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Send Tax Bills To:
New Owner

New Owner is:
Elizabeth Seiters
1604 Riverwood Drive
Nashville, TN, 37216

Map and Parcel
062-13-066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEARBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00 DOLLARS.

Affiant

Subscribed and sworn to before me this 23 day of August, 2023.

Notary Public

My commission expires: 10/21/2024

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

DEED OF CORRECTION
QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property from **JOHN D. SEITERS**, (Grantor) to **ELIZABETH SEITERS,** (Grantee) had previously been executed and put of record in Instrument No. **20230424-0030139**, Register's Office of Davidson County, Tennessee, and

WHEREAS, the said Quitclaim Deed was deficient in that the legal description was incorrectly listed.

NOW, THEREFORE, for and in the consideration of Zero Dollars ($0.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **JOHN D. SEITERS**, as Grantor**,** by these presents does convey, assign, and quitclaim unto **ELIZABETH SEITERS,** as Grantee, her heirs, successors, and assigns, all Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 35 and the south parts of Lots Nos. 35 and 37, of Block "G" on the Plan of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point at the southwest intersection of Williams Ferry Road (now Riverwood Drive) and Olga Avenue; thence westerly 190.59 feet to a point on the west line of lot 37, being 233.1 feet south from Williams Ferry Road (now Riverwood Drive); thence southwardly 60 feet to the corner of Lots 34 and 37; thence along the southerly line of Lots 36 and 37, and along the northerly line of Lot 34, and along the said line if extended, eastwardly 190 feet to the westerly margin of Olga Avenue; thence with the margin of the same northwardly 75 feet to the beginning.

Being the same property conveyed to **JOHN D. SEITERS**, of record in Instrument No. 20040303-0024365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record not stated herein.

This is improved property commonly known as **1604 Riverwood Drive, Nashville, TN, 37216**.

Witness our hands this 18 day of August, 2023.

GRANTOR:

JOHN D. SEITERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN D. SEITERS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of August, 2023.

Notary Public

My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

GRANTEE:

ELIZABETH SEITERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH SEITERS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23 day of August, 2023.

Notary Public

My Commission Expires:

LINDSAY B. FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 8/18/2023 (date of document).

Affiant Signature

8/25/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of August, 2023.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: