Karen Johnson Davidson County
Batch# 1048492 DEEDWARR
09/11/2023 12:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230911-0071089

# CORRECTIVE WARRANTY DEED

*****This Corrective Warranty Deed is being executed and filed to correct the legal description reflected in the Warranty Deed of record as Instrument No. 20210813-0109290, dated August 10, 2021, said Register's Office. And Corrected by Scrivener's Affidavit of record in 20220518-0057772, said Register's Office. Taxes were paid on Instrument No. 20210813-0109290, said Register's Office.**

| | | |
|---|---|---|
| THIS INSTRUMENT PREPARED BY:<br><br>Logos Realty Closing Services, Inc.<br>1720 West End Ave<br>Nashville, TN 37203 | TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is $ -0-.<br>Affiant<br>Subscribed and sworn to before me, this the 11 day of September 2023.<br>Notary Public |
| Address New Owner: | Send Tax Bill To: | Map-Parcel Numbers |
| **Krunal Maheshbhai** | **New Owner<br>c/o Better Mortgage** | 097-02-0A-399.00 CO |
| 2033 Hickory Brook Dr<br>Hermitage, TN 37076 | 3 World Trade Center<br>175 Greenwich St.<br>59th Floor<br>New York, NY 10007 | |

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration **ADEL S. GIRGIS, AN UNMARRIED MAN**, hereinafter called "Grantor", does hereby transfer and convey unto **KRUNAL MAHESHBHAI PATEL , hereinafter called** "Grantee", its successors and assigns, all of her right, title, and interest in and to the following described property in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot(s) 399, as shown on the map entitled Final Plat of Villages of Riverwood, Section One, Phase 4D, of record as Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to ADEL S. GIRGIS, AN UNMARRIED MAN, by deed from BEAZER HOMES CORP. A TENNESSEE CORPORATION, of record as Instrument No. 20141205-0111566, dated November 25, 2014, said Register's Office.**

This is improved property known as: **2033 HICKORY BROOK DR., HERMITAGE, TN 37076.**

Executed by my hand this 9th Day of September 2023.

Adel S. Girgis

**ADEL S. GIRGIS**

**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 **ADEL S. GIRGIS,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein.

Witness my hand and Official Seal this 9th Day of September 2023.

Tuwana J. Bryant

Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

**Please return to**
Logos Realty Closing Services, Inc.
301 S Perimeter Park Dr., Suite 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Tuwana J. Bryant, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026