THIS INSTRUMENT PREPARED BY:
MIDTOWN Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Tax Parcel Identification Nos.:
161-01-0-A-58.00CO
161-01-0-A-9.00CO

Send Tax Bills To:
Katie Rose McConnell Olson
Richard Lee Olson
5312 Edmonson Pike #2
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1061174 DEEDWARR
10/17/2023 11:39:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20231017-0081400

CORRECTIVE WARRANTY DEED

This deed is being recorded to correct the legal description in the Warranty Deed originally recorded on March 5, 2021, in Instrument No. 20210305-0029091, Register's Office for Davidson County, Tennessee.

The legal description was inaccurately stated as:

> Being a certain condominium apartment located in Davidson County, Tennessee, and being known as Unit No. 5312-#2, together with the appurtenant common elements of Danbury, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Danbury Homeowners' Association, of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the site-plan of Danbury Condominiums appearing as Exhibit to said Master Deed, for a more complete description as to details and location of said Unit.
>
> Being the same property conveyed to R&M Family Trust by Warranty Deed from Greg A. Phillips and Elizabeth A. McCaskill, nka Elizabeth A. Phillips, dated July 21, 1999, recorded July 28, 1999, of record in Book 11591, page 491, Register's Office for Davidson County, Tennessee.

The legal description should have stated:

Being a certain condominium apartment located in Davidson County, Tennessee, and being known as Unit No. 5312-#2 and Garage #9, together with the appurtenant common elements of Danbury, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Danbury Homeowners' Association, of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the site-plan of Danbury

Condominiums appearing as Exhibit to said Master Deed, for a more complete description as to details and location of said Unit.

Being the same property conveyed to R&M Family Trust by Warranty Deed from Greg A. Phillips and Elizabeth A. McCaskill, nka Elizabeth A. Phillips, dated July 21, 1999, recorded July 28, 1999, of record in Book 11591, page 491, Register's Office for Davidson County, Tennessee.

In order to correct said Warranty Deed, Grantor hereby restates:

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, **Cecelia Ann Melton Rapaich, Successor Trustee and Cynthia Rene Melton Adams, Successor Trustee of R&M Family Trust dated March 2, 1993,** ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **Katie Rose McConnel Olson and Richard Lee Olson, wife and husband,** ("**Grantee**"), certain real property in Davidson County, Tennessee, more particularly described as:

Being a certain condominium apartment located in Davidson County, Tennessee, and being known as Unit No. 5312-#2 and Garage #9, together with the appurtenant common elements of Danbury, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Danbury Homeowners' Association, of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the site-plan of Danbury Condominiums appearing as Exhibit to said Master Deed, for a more complete description as to details and location of said Unit.

Being the same property conveyed to R&M Family Trust by Warranty Deed from Greg A. Phillips and Elizabeth A. McCaskill, nka Elizabeth A. Phillips, dated July 21, 1999, recorded July 28, 1999, of record in Book 11591, page 491, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5312 Edmondson Pike, 2, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Corrective Deed on this 12 day of ~~September~~ October, 2023

GRANTOR:

R&M Family Trust dated March 2, 1993

By: _____
Cecelia Ann Melton Rapaich, Successor Trustee

By: _____
Cynthia Rene Melton Adams, Successor Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cecelia Ann Melton Rapaich and Cynthia Rene Melton Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Successor Trustees of the R&M Family Trust dated March 2, 1993, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ____ day of September, 2023.

See Attached Certificate

_____
Notary Public
My Commission expires: _____

CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE §1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)

On 10/12/2023 (Date) before me, Pushpa K. Patel, Notary Public (Here Insert Name and Title of the Officer)

Personally appeared Cecelia Melton Rapaich and Cynthia Rene Melton-Adams (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PUSHPA K. PATEL
Notary Public - California
San Mateo County
Commission # 2346752
My Comm. Expires Feb 13, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Corrective Warranty Deed Document Date 10/12/2023

Number of Pages 2 Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name	Signer's Name
☐ Corporate Officer—Title(s)	☐ Corporate Officer—Title(s)
☐ Partner ☐ Limited ☐ General	☐ Partner ☐ Limited ☒ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other	☐ Other
Signer Is Representing	Signer Is Representing

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GRANTEES:

Katie Rose McConnell Olson

Katie Rose McConnell Olson

Richard Lee Olson

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Katie Rose McConnell Olson and Richard Lee Olson** the within named bargainor(s), 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 at office this ____day of September, 2023

_____
Notary Public
My Commission expires:_____

See Attached

Corrective Deed
1-16471-RR

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer)

On September 30, 2023 before me, Tina N. Routh Notary Public
(insert name and title of the officer)

personally appeared Katie Rose McConnell Olsm and Richard Lee Olsm
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ (Seal)

TINA N. ROUTH
COMM. # 2311688
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES NOV. 7, 2023

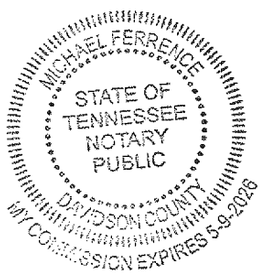
AFFIDAVIT OF CONSIDERATION

I, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration paid or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. **The applicable Recordation Tax due under T.C.A. § 67-4-409 was previously paid upon recordation of the Warranty Deed in Instrument No. 20210305-0029091, Register's Office for Davidson County, Tennessee.**

Affiant

Subscribed and sworn to before me this 17th day of October, 2023.

Notary Public
My commission expires_____



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9-30-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-17-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** October **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

