Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1069634 DEEDWARRSP
11/08/2023 07:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231108-0087208

STATE OF Tennessee
COUNTY OF Montgomery
The actual consideration or value, whichever is greater, for this transfer is $351,000.00

Affiant

Subscribed and sworn to before me, this 7 day of November, 2023.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:
Sean Mikal Simons, Trustee
2288 Nashboro Boulevard
Nashville, TN 37217

Send Tax Bills to:
New Owner

Tax Information:
135 12 0E 244.00

SPECIAL WARRANTY DEED OF CORRECTION
(Regarding Special Warranty Deed of record in Instrument No. 20230530-0040744, Davidson County Register's Office, TN)

WITNESSETH:

WHEREAS, by Special Warranty Deed of record in Instrument No. 20230530-0040744, Register's Office for Davidson County, Tennessee, Grantors therein conveyed a certain parcel of land in Davidson County, Tennessee to Grantees;

WHEREAS, by mutual mistake said deed contained an error in the name of the Grantees; and

WHEREAS, the Grantors desire to correct said error through the execution of this instrument;

NOW, THEREFORE, for the purpose of making said correction, for and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sean Mikal Simons aka Sean Simons, of Bountiful, County of Davis, State of Utah, Nicole Terry Simons aka Nicole Simons, of Nashville, County of Davidson, State of Tennessee, husband and wife, hereinafter referred to as Grantors, has bargained and sold, and does hereby transfer and convey to Sean Mikal Simons and Nicole Terry Simons, Trustees or Successor Trustees of the Simons Family Trust, dated the 14th day of December, 2016, hereinafter called the Grantees, their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land In Davidson County, Tennessee, Being Unit No. 244, On The Tract #21 of Nashboro Village Of Record In Plat Book 4660, Page 159, As Amended On The Horizontal Property Regime, Private Element, For Nashboro-Fairway Pointe, As Recorded In The Fourth Amendment To The Declaration Of Covenants, Conditions And Restrictions Of Record In Instrument No. 20050222-0018814, Register's Office For Davidson County, Tennessee, To All Of Which Reference Is Hereby Made For A More Complete Description.
>
> Being the same property conveyed to Nicole Simons and Sean Simons, Wife and Husband, by Warranty Deed from Roderick Kingsbury Fox and Sharon Johnson Fox, Husband and Wife, of record in Instrument No. 20220629-0075146, in the Register's Office of Davidson County, Tennessee, dated June 22, 2022 and recorded on June 29, 2022.
>
> This property is improved property known as 2288 Nashboro Boulevard, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised

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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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

WITNESS our hands this 03 day of November, 2023.

Sean Mikal Simons

Nicole Terry Simons

STATE OF GA
COUNTY OF Coweta

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sean Mikal Simons and Nicole Terry Simons, with whom I am personally acquainted (or proved to me on the basis satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of November, 2023.

Notary Public

My Commission expires: 12/2/2024

Lori Davis
NOTARY PUBLIC
Coweta County, GEORGIA
My Commission Expires 12/02/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 11/3/2023.

Affiant Signature – Joshua A. Terry

11/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/7/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27