Karen Johnson Davidson County
Batch# 1083400 DEEDWARR
12/18/2023 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231218-0097472

This Instrument Prepared By and return to:
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

INSTRUMENT OF CORRECTION FOR WARRANTY DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20231129-0091993, Register's Office for Davidson County, Tennessee, GRANTOR, the Estate of Rosemarie Moore Davis, conveyed the property described therein, to the GRANTEE, CESAR EDUARDO HERNANDEZ LIRACÉSAR EDUARDO HERNANDEZ LIRA.

WHEREAS, said Warranty Deed is irregular because the Grantee's name, as recited therein, was improperly recited; and

NOW THEREFORE, in order to correct said error and inadvertence, this Instrument of Correction is made, and for the consideration expressed in said former deed, it is hereby understood and agreed that the aforesaid error is corrected as follows:

The correct spelling of the Grantee's name is: CESAR EDUARDO HERNANDEZ LIRA.

IT IS EXPRESSLY AGREED that all other terms and provisions of said Warranty Deed of record in Instrument No. 20231129-0091993, Register's Office for Davidson County, Tennessee shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument has been executed on this the 18th day of December, 2023.

GRANTORS:

Estate of Rosemarie Moore Davis

BY: _____
Kenneth J. Davis
Executor

_____
Julie Davis

GRANTEE:

Cesar Eduardo Hernandez Lira

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kenneth Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Rosemarie Moore Davis, the within named bargainor, and that as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executor.

WITNESS my hand, at office, this 18 day of December, 2023

Notary Public:

My Commission Expires: 10/23/27

COURTENAY ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18 day of December, 2023 before me, the undersigned, personally appeared Julie Davis, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 10/23/27

COURTENAY ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Cesar Eduardo Hernandez Lira, the bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, this the 18 day of December, 2023

Notary Public

My Commission Expires: 10/23/27

COURTENAY ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 December 18, 2023.

December 18, 2023

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 18th day of December, 2023.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

202312180097472