Karen Johnson Davidson County
Batch# 1084532 DEEDQC
12/21/2023 08:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231221-0098344

THIS INSTRUMENT PREPARED BY:
TENNESSEE TITLE SERVICES
7000 EXECUTIVE CENTER DR. #290,
BRENTWOOD, TN 37027 - FILE NO. MQ20-0326

DEED OF CORRECTION
(Corrects Deed of record in Instrument No. 20200630-0070591, in the Register's Office for Davidson County, Tennessee.)

This Deed of Correction made and entered into effective on the 19th day of December, 2023, by and between **Joshua Bogen, unmarried,** and **Bonnie Matthews, unmarried,** party of the first part, hereinafter "Grantor" and **Bonnie Matthews, a single woman,** party of the second part, hereinafter "Grantee";

WITNESSTH

WHEREAS, on the 30th day of June, 2020, a Quit Claim Deed (the "Deed") was filed of record in Instrument No. 20200630-0070591, in the Register's Office for Davidson County, Tennessee, in which the Grantor conveyed certain real property to the Grantee; and

WHEREAS, the legal description in the Deed was erroneous in that an incomplete legal description and derivation was conveyed that unintentionally did not include Lot 83; and

WHEREAS, the Grantor and Grantee desire for the error in the above-identified Deed to be corrected;

NOW, THEREFORE, in order to correct the error which exists in the Deed, the legal description provided in the Deed shall be deleted in its entirety and replaced with the following legal description:

> Land in Davidson County, Tennessee, **being Lot No. 83** and the westerly half of Lot No. 84 on the Plan of DR E. T. Brown's Subdivision of Lots 21-26 Brownsville Addition, of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 83 and the westerly half of Lot No. 84 front together 75 feet on the southerly side of Douglas Avenue and runs back between parallel lines 168 feet to an alley.
>
> Being the same property conveyed to Joshua Bogen and wife, Bonnie Bogen by Warranty Deed from Tracey Leigh Prescott, unmarried and Mark D. Cameron, of record in Instrument No. 20071115-0133835, Register's Office for Davidson County, Tennessee, dated October 31, 2007 and recorded on November 15, 2007; **AND** conveyed to Joshua Bogen and wife, Bonnie Bogen by Quitclaim Deed from Michael P. Gallagher and wife, Bente Gallagher, of record in **Instrument No. 20071115-0133834,** Register's Office for Davidson County, Tennessee, dated November 12, 2007 and recorded on November 15, 2007. Reference is made to the final decree of divorce between Joshua Marshall Bogen and Bonnie Marie Matthews Bogen in the Fourth Circuit Court for Davidson County, Tennessee under Docket No. 19D-733. ***Bonnie Bogen is aka Bonnie M. Bogen and aka Bonnie Matthews and aka Bonnie Marie Matthews Bogen.***
>
> Being also known as 1510 Douglas Avenue, Nashville, Tennessee 37206.

OTHER PROVISIONS of the Deed not addressed by this instrument are to remain unchanged and undisturbed by this instrument.

Witness my hand this 19th day of December, 2023.

SIGNATURE PAGE(S) FOLLOW

[REMAINDER OF PAGE INTENTIONALLY BLANK]

GRANTOR:

Joshua Bogen

Joshua Bogen

Mohamud Aden
REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

STATE OF Virginia
COUNTY OF City of Alexandria

By an electronic session using audiovisual communication appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Bogen,** 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 19th day of December, 2023.

Mohamud Aden 7898118
Notary Public Electronic Notary Public
My Commission Expires: 03/31/2026

(Notary Seal) Notarized online using audio-video communication

Bonnie Marie Matthews

Bonnie Matthews

STATE OF Texas
COUNTY OF Johnson

By an electronic session using audiovisual communication appeared before me, the undersigned, a Notary Public in and for said County and State, **Bonnie Matthews,** 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 20th day of December, 2023.

Samuel Perry
Notary Public
My Commission Expires: 12/21/2024

(Notary Seal)

Samuel Perry
ID NUMBER
13283508-4
COMMISSION EXPIRES
December 21, 2024

Notarized online using audio-video communication

GRANTEE:

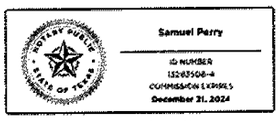
Bonnie Marie Matthews

Bonnie Matthews

STATE OF Texas
COUNTY OF Johnson

By an electronic session using audiovisual communication appeared before me, the undersigned, a notary public in and for said county and state, the within named **Bonnie Matthews,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2023.



(Notary Seal)

Samuel Perry
Notary Public
My Commission Expires: 12/21/2024

Notarized online using audio-video communication

STATE OF TENNESSEE
COUNTY OF Montgomery

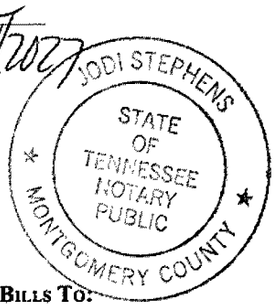
The actual value or consideration, whichever is greater, for this transfer is $0.00. This transfer is exempt from recording taxes as they have already been paid.

Jessica Warren
AFFIANT

Subscribed and sworn to before me this 20th day of December, 2023.

Jodi Stephens
NOTARY PUBLIC
My Commission Expires: 7/14/2027

(Notary Seal)



MAP & PARCEL NO. 083-02-0-209.00

ADDRESS OF NEW OWNER:
BONNIE MATTHEWS
1510 DOUGLAS AVE
Nashville, TN 37206

SEND TAX BILLS TO:
Same as New Owner

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 12/19/2023 & 12/20/2023.

Affiant Signature – Joshua A. Terry

12/20/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/20/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5·10·27