Karen Johnson Davidson County
Batch# 1090877 DEEDWARR
01/11/2024 02:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240111-0002537

THIS INSTRUMENT PREPARED BY:
TENNESSEE TITLE SERVICES
000 EXECUTIVE CENTER DR. #290,
WOOD, TN 37027 - FILE NO. B-23-2128

DEED OF CORRECTION
(Corrects Warranty Deed of record in Instrument No. 20230622-0047600, in the Register's Office for Davidson County, Tennessee.)

This Deed of Correction made and entered into effective on the 8th day of ~~September~~ January, 2024~~3~~, by and between Victoria J. Laurain and Alan R. Laurain, party of the first part, hereinafter "Grantor" and Michael T. Hoesche and Katie R. Hoesche, party of the second part, hereinafter "Grantee";

WITNESSTH

WHEREAS, on the 22nd day of June, 2023, a warranty deed (the "Deed") was filed of record in Instrument No. 20230622-0047600, 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 was conveyed; and

WHEREAS, there was a second Map & Parcel that was erroneously omitted from the Deed; and

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

NOW, THEREFORE, in order to correct the errors which exist in the Deed, the second Map & Parcel that was omitted (009 00 0 039.00) will be added to the deed; and the legal description provided in the Deed shall be deleted in its entirety and replaced with the following legal description:

PLEASE SEE EXHIBIT "A"
ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT VERBATIM

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

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

Witness my hand this 8th day of ~~September~~ January, 2024~~3~~.

SIGNATURE PAGE(S) FOLLOW

[REMAINDER OF PAGE INTENTIONALLY BLANK]

GRANTOR:

Victoria J. Laurain

Alan R. Laurain

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria J. Laurain and Alan R. Laurain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of ~~September~~ January, ~~2023.~~ 2024

Notary Public
My Commission Expires: 6-1-2025

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual value or consideration, whichever is greater, for this transfer is $0.00. This transfer is exempt from recording taxes.

AFFIANT

Subscribed and sworn to before me this 8th day of ~~September, 2023~~ January 2024.

NOTARY PUBLIC
My Commission Expires: 6-1-2025

(Notary Seal)

MAP & PARCEL NO. 009-00-0-036.00 & 009-00-0-039.00

ADDRESS OF NEW OWNER:
MICHAEL T. HOESCHE &
KATIE R. HOESCHE
7705 WILKINSON RD
JOELTON, TN 37080

SEND TAX BILLS TO:
SAME AS NEW OWNER

EXHIBIT A

PROPERTY 1:

Land in Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 1984, and as known as Job No. 84-237 as follows:

Tract 4:
Beginning at an iron pin in the Westerly margin of Wilkenson Road at the Southeast corner of this tract and being 775.22 feet Northwardly from the Northern line of the John W. Kincor Property of record in Deed Book 5079, page 173, Register's Office for Davidson County, Tennessee, as measured along the margin of Wilkenson Road; thence leaving said road South 87 degrees 41' 56" West 910.38 feet to an iron pin; thence North 02 degrees 27' 21" West 235.00 feet to an iron pin; thence North 87 degrees 41' 56" East 949.97 feet to an iron pin in the margin of said road; thence with the road the following calls: South 08 degrees 39' 42" West 44.84 feet to a point; thence South 06 degrees 45' 06" West 193.39 feet to the point of beginning, containing 5.01 acres more or less.

Being the same property conveyed to Victoria J. Laurain and Alan R. Laurain, wife and husband by Warranty deed from Carl Pitchford and Mary Ellen Martin, husband and wife, of record in Instrument No. 20170630-0066241 Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on June 30, 2017. (Value of consideration shown in aforementioned deed $417,500.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 7705 Wilkinson Road Joelton, TN 37080.

PROPERTY 2:

Tract 4A:
Beginning at a point in the Easterly margin of Wilkenson Road, being North 87 degrees 41' 56" East 50.63 feet from the Southeast corner of Tract 4 described above; thence leaving said road North 87 degrees 41' 56" East 20.62 feet to a point in the center of Sulphur Branch; thence with Sulphur Branch the following calls: North 11 degrees 45' 36" East 65.37 feet to a point; thence North 22 degrees 21' 36" East 88.83 feet to a point; thence North 29 degrees 56' 36" East 107.43 feet to a point; thence leaving said branch South 87 degrees 41' 56" West 91.63 feet to a point in the margin of said road; thence with the road the following calls: South 08 degrees 39' 42" West 53.69 feet to a point; thence South 06 degrees 45' 06" West 184.59 feet to the point of beginning, containing 0.25 acres more or less.

Being the same property conveyed to Victoria J. Laurain and Alan R. Laurain, wife and husband by Warranty deed from Carl Pitchford and Mary Ellen Martin, husband and wife, of record in Instrument No. 20170630-0066241 Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on June 30, 2017. (Value of consideration shown in aforementioned deed $417,500.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 0 Wilkinson Road Joelton, TN 37080.

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 1/8/2024.

Affiant Signature – Joshua A. Terry

1/11/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/11/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27