| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 1093192 DEEDWARR<br>01/24/2024 08:50:30 AM 3 pgs<br>Fees: $17.00 Taxes: $0.00<br>20240124-0004547 | *RECORDING/TRANSFER TAXES PAID ON PRIOR INSTRUMENT OF RECORD AS INSTRUMENT NO. 20210625-0086369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.* |

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD.
GALLATIN, TN 37066

# CORRECTIVE WARRANTY DEED

**CORRECTING WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20210625-0086369 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**The purpose of this instrument is to correct the Legal Description in prior instrument.**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **John York and Ventura York** | **NEW OWNER** | **182120A00900CO** |
| **505 Appleseed Court** | | |
| **Antioch, TN 37013** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Melissa J. Magness, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**John York and Ventura York, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MONTGOMERY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

***BY WAY OF RECITAL: Prior Deed of Record as Instrument No. 20210625-0086369,* Resister's Office for Davidson County, Tennessee, *noted the legal description as follows, which stated an incorrect Lot number:***

Land in Davidson County, Tennessee, being Lot No. 290, on the Plan of Apple Valley, Section 1, a Planned Unit Development, as of record in Instrument No. 20020809-0096488, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

***The Corrected Legal description is as follows:***

Land in Davidson County, Tennessee, being Lot No. 291, on the Plan of Apple Valley, Section 1, a Planned Unit Development, as of record in Instrument No. 20020809-0096488, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Oath is made that property herein above described is neither the grantor's principal nor the principal residence of her spouse and/or dependents.

This is improved property known as **505 Appleseed Court, Antioch, TN 37013.**

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 in 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 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 my/our hand(s) this 23 day of January, 2024.

**Melissa J. Magness**

**STATE OF** TN
**COUNTY OF** Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Melissa J. Magness** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the forgoing instrument for the purpose therein contained.

Witness my hand this 23 day of January, 2024.

Notary Public

My Commission Expires: 11.17.24

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Katie Smith, 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 11/23/24.

Date

Affiant Signature

11/23/24

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23 day of January, 2024.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

