Karen Johnson
Batch # 1093951
01/25/2024 10:05:27 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20240125-0005031

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELLIOTT DEVELOPMENT, LLC	**SAME**	**091-02-0-123.00**
(NAME) **3844 S MOUNT JULIET RD**	(NAME)	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

CORRECTIVE WARRANTY DEED

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 ACKNOWLEDGED, **I, RITA DAUGHERTY STANLEY, EXECUTRIX OF THE ESTATE OF CORA D. DAUGHERTY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

****An Executor's Warranty Deed from Rita Daugherty Stanley, Executrix of the Estate of Cora D. Daugherty, to Elliott Development, LLC, a Tennessee Limited Liability Company, dated July 13, 2022 was recorded July 15, 2022 in Instrument No. 20220715-0081365, Register's Office for Davidson County, Tennessee with the following legal description:**

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

The legal description in that deed inadvertently left off Block 15 (after Lot 13). This Corrective Warranty Deed is given to correct that error in the legal description.**

THE FOLLOWING IS THE CORRECTED LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot(s) 13, Block 15, as shown on the map entitled Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARCHIE DAUGHERTY AND WIFE, CARDELL DAUGHERTY by deed from CHARLES LEE LARUE AND BETTY JEAN VICK LARUE of record in Book 5501, Page 576, dated September 18, 1979, said Register's Office. ARCHIE DAUGHERTY died on or about August 2, 1985, leaving CORA DELL DAUGHERTY, A/K/A CARDELL DAUGHERTY AND CORA D. DAUGHERTY, the surviving tenant by the entirety.

For further reference see quitclaim deed of record in Book 6696, Page 789, said Register's Office. Cora D. Daugherty subsequently conveyed said property to KENNETH WAYNE DAUGHERTY FOR LIFE with remainder to RITA J. STANLEY by quitclaim deed of record in Instrument No. 20070606-0067551, dated December 20, 2006 said Register's Office. Rita J. Stanley conveyed her remainder interest back to Cora D. Daugherty by quitclaim deed of record in Instrument No. 20080514-0049696, dated March 31, 2008, said Register's Office. KENNETH WAYNE DAUGHERTY died on or about June 3, 2020.

CORA D. DAUGHTERY died on or about October 14, 2013. Her Will was admitted to Probate in the Chancery Court for Dickson County, Tennessee, on August 11, 2021 (See Docket #2021-PR-145) The Estate was declared insolvent and by Order of said Court entered June 29, 2022, said property was ordered to be sold as part of the Probate Estate.

unimproved ( )
This is improved(X) property, known as **6112 PENNSYLVANIA AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 24 day of JANUARY, 2024.

RITA DAUGHERTY STANLEY,
EXECUTRIX OF THE ESTATE OF CORA D. DAUGHERTY

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 **RITA DAUGHERTY STANLEY, EXECUTRIX OF THE ESTATE OF CORA D. DAUGHERTY,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of January, 2024.

My commission expires: **March 3, 2026**

Notary Public

