Karen Johnson Davidson County
Batch# 1113797 DEEDQC
03/21/2024 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240321-0019690

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	Lynda A. Warbington, and Bert Warbington 2026 Castleman Drive, Nashville, TN 37215

Order Number: C-TN883474

CORRECTIVE QUIT-CLAIM DEED

The purpose of this deed is to correct the grantor's name, add grantor's spouse and correct a Lot reference from Lot 7 to Lot 6 in the legal description for deed recorded June 25, 1999 in Book 11544, Page 133

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Lynda Ackman Warbington, a/k/a Lynda A. Warbington, married to Bert Warbington,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Lynda A. Warbington, and Bert Warbington, wife and husband,** whose address is 2026 Castleman Drive, Nashville, TN 37215, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 6 and the Easterly part of Lot 7 on the Plan of Overton Hills, a Re-Subdivision of Hollywood Place on Hillsboro Road, of record in Book 843, Page 66, Davidson County, Tennessee, Register's Office.

Said Lot No. 6 and part of Lot 7 adjoins and fronts together 231 feet on the Northwesterly side of Castleman Drive and Hood Avenue and runs back 231.5 feet more or less, on the Southwesterly line and 256.4 feet on the Northeasterly line to a line in the rear which measures 74 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real

estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 131-06-0-009.00
Street address of property: 2026 Castleman Drive, Nashville, TN 37215

Prior Instrument References by which Grantor(s) acquired title: Book 10015, Page 998 and Book 11544 Page 133 in the Register's Office, Davidson County, Tennessee.

Signed this 18 day of March, 2024

Signature of Grantors:

Lynda Ackman Warbington a/k/a Lynda A. Warbington
Lynda Ackman Warbington,
a/k/a Lynda A. Warbington

Bert Warbington

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 18 day of March, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Lynda Ackman Warbington, a/k/a Lynda A. Warbington and Bert Warbington known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public
My Com Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 131-06-0-009.00
Street address of property: 2026 Castleman Drive, Nashville, TN 372

Oath of Consideration

I or we, Lynda A. Warbington, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00 .

Signed this 18 day of March, 2024

Signatures of Affiant(s):

Lynda A. Warbington

Lynda A. Warbington

Sworn and subscribed before me this 18 day of March, 2024

Notary Public

my Com Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 3/18/2024 (date of document).

Thuy Nguyen
Affiant Signature

3/21/2024
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 21 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

