Karen Johnson
Batch # 1119553
04/05/2024 09:41:24 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDWARR
3 pgs

20240405-0024171

WARRANTY DEED OF CORRECTION

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS 0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 20th DAY OF MARCH, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3090LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Steven Lester Bosco and Rikki Danielle Larson	New Owner	
2405 Brockman Court		173100C08800
Nashville, TN 37211		

THIS WARRANTY DEED OF CORRECTION IS BEING TO RECORDED TO CORRECT CERTAIN ERRORS AND OMISSIONS THAT OCCURRED IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20240220-0011316 (FEES AND TAXES OF $667,000.00 PAID AT 20240220-0011316). THIS DOCUMENT DOES NOT CHANGE THE ORIGINAL INTENT OF THE PARTIES.

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, WE,

MICHAEL P KEATING AND KRISTEN E. KEATING, HUSBAND AND WIFE

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

STEVEN LESTER BOSCO AND RIKKI DANIELLE LARSON, HUSBAND AND WIFE

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

Land in Davidson County, Tennessee, being all of Lot No. 88, DELVIN DOWNS, PHASE TWO, a Residential Planned Unit Development, as the same appears on survey and plat of record in Instrument No. 20160929-0102578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael Keating and Kristen E. Keating, a married couple, by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, dated June 25, 2018, and recorded June 27, 2018, in Instrument No. 20180627-0062177, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Matters as shown on plat in Instrument No. 20160929-0102578, of the Public Records of Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Bylaws recorded the declaration, bylaws and drawings thereof, of record, respectively in Instrument No. 20160627-0065506 and Instrument No. 201904300039927, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
3. Easement recorded in Instrument No. 201508240085280, of the Public Records of Davidson County, Tennessee.

This is improved property known as 2405 Brockman Court, Nashville, TN 37211

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 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 our hand on the 4th day of March, 2024.

GRANTORS

Michael P Keating

Kristen E. Keating

STATE OF GEORGIA

COUNTY OF TROUP

Personally appeared before me, a Notary Public of said County and State, MICHAEL P KEATING AND KRISTEN E. KEATING, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

☐ *"Personally" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at 137B Commerce Ave LaGrange, Georgia, this 4th day of March, 2024.

Notary Public

My Commission Expires: June 25, 2027

JASON FOBER
NOTARY PUBLIC, STATE OF GEORGIA
MUSCOGEE COUNTY
MY COMMISSION EXPIRES
June 25, 2027

Witness our hand on the 28th day of March, 2024.

The undersigned Grantees hereby consent to the recording of the Corrective Warranty Deed intended to address and rectify specific inaccuracies and omissions found in the previously recorded Warranty Deed, instrument number 20240220-0011316. We acknowledge that the corrections made by this deed do not alter the original intentions of the involved parties. Additionally, we confirm that all associated fees and taxes amounting to $667,000.00 were duly paid alongside the original deed under the same instrument number.

GRANTEES:

Steven Lester Bosco

Rikki Danielle Larson

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, Steven Lester Bosco and Rikki Danielle Larson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

☐ *"Personally " shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2024.

Notary Public_____ My Commission Expires:_____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024