This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1134711 DEEDWARR
05/15/2024 09:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240515-0035763

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $325,000
conveyance tax paid with the deed recorded as, instrument no. 202305260040030, recorded 05/26/2023 in the Register's office for Davidson County, Tennessee*

Affiant Signature

Subscribed and sworn to before me on this the 14 Day of May, 2024.

Notary Public

KATRINA KAREN HOPE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 03-03-2025

My Commission expires 03/03/2025

NAME AND ADDRESS OF PROPERTY OWNER:
Joseph Kyle Bennett & Dawn Marie Wilson
108 Hurst Drive,
Old Hickory, TN 37138
SEND TAX BILLS TO:
Joseph Kyle Bennett & Dawn Marie Wilson
108 Hurst Drive,
Old Hickory, TN 37138
MAP AND PARCEL NUMBER: Tax ID #: 00-53-2-74.00-R-000

CORRECTIVE WARRANTY DEED

Deed being executed & recorded to correct an erroneous grantee on the deed of record as instrument no. 202305260040030, in the Register's office for Davidson County, Tennessee*

23NT00335

Effective the 13 Day of May, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MICHAEL W. STEWART AND WIFE, JONI M. WILSON STEWART

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Joseph Kyle Bennett & Dawn Marie Wilson, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF FAIRWAY VIEW SUBDIVISION, SECTION 1, AS OF RECORD IN PLAT BOOK 2900, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THERETO.

Being the same property as conveyed to Jack Nolan Tirey, III and Alexandria Hope Tirey, husband and wife by Warranty from MICHAEL W. STEWART AND WIFE, JONI M. WILSON STEWART dated 4/21/2023 recorded in Book , Page , as Document Number -, Register's Office for DAVIDSON County, TENNESSEE.

Being the same property as conveyed to MICHAEL W. STEWART AND WIFE, JONI M. WILSON STEWART by Warranty from RICKY ALAN MCBROOM AND WIFE, TINA B. MCBROOM dated 5-8-87 recorded 5-19-87 in Book 7240, Page 99, as Document Number -, Register's Office for DAVIDSON County, TENNESSEE.

This is an improved property commonly known as: 108 Hurst Dr, Old Hickory, TN 37138-2822

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 hands this the 13 day of May, 2024

Michael W. Stewart

Michael W. Stewart

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael W. Stewart,** within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Joni M Stewart

Joni M. Stewart

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joni M. Stewart,** within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5/13/2024 (date of document).

Affiant Signature

5/14/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of May, 2024

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025