Karen Johnson Davidson County
Batch# 1148920 DEEDWARR
06/20/2024 08:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240620-0046049

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

JENNIFER S. GHARIB
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2026

****Correction deed recorded for Warranty Deed of record in Instrument No. 20240521-0037915 Registers office for Davidson County dated May 21,2024.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2024.

Notary Public
My Commission Expires: _____

CORRECTION DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Robert J Read III and Julie Read 5287 Catspaw Dr. Antioch, TN 37013	2515 Mckinney Ave Dallas, Texas 75201	Tax Parcel ID No. 075-08-0A-019.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICKIE LYNN HOFFMANN AS ADMINISTRATRIX FOR THE ESTATE OF BARBARA ANN OVERSTREET F/K/A BARBARA ANN MORTON AND VICKIE LYNN HOFFMANN AND TINA MARIE BACA AS SOLE HIERS AT LAW** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ROBERT J READ III AND JULIE READ, HUSBAND AND WIFE** (collectively "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 in a Horizontal Property Regime as shown on the Condominium Site Plan of Brooke Castle Condominiums, of record in Book 6250, page 627, as amended in Deed Book 6680, page 905 (re-recorded in Book 6727, page 762), revised in Book 6250, page 691, as amended in Book 6919, page 571, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description, and described in Master Deed of record in Book 6519, page 747, Register's Office for said County.

Being the same property conveyed to Barbara A Morton, unmarried by Warranty deed from Rhonda G Ashburn NKA Rhonda Davis and husband, Mark Davis of record in Instrument No. 20130205-0011789 Register's Office for Davidson County, Tennessee, dated 1/25/2013 and recorded on 2/5/2013. Being also known as 123 Brooke Castle Drive 123 Nashville, Tennessee 37076.

Said Barbara Ann Overstreet F/K/A Barbara Ann Morton died intestate on October 25, 2023. Probate Filed in Docket No. 23P2268 Probate Court of Davidson County, Tennessee. Vickie Lynn Hoffmann is named Administratrix of the Estate of Barbara Ann Overstreet, deceased.

The Administratrix join in the conveyance to quitclaim any and all interest they may have in the property.

This is improved property commonly known as: **123 Brooke Castle Drive Nashville, TN 37076**

WHEREAS, by inadvertence and mutual mistake, the recorded warranty deed was electronically filed and scanned in incorrectly. This document is being resubmitted to correct said

error.

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2024.

THE ESTATE OF BARBARA ANN OVERSTREET

Vickie Lynn Hoffman

VICKIE LYNN HOFFMANN, Administratrix

Vickie Lynn Hoffman

VICKIE LYNN HOFFMANN, individually as an Heir at Law

Tina Marie Baca by Vickie Lynn Hoffman

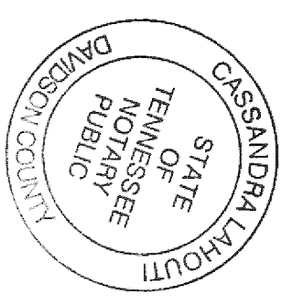
TINA MARIE BACA, individually as an Heir at Law, by Vickie Lynn Hoffmann as her attorney-in fact

Attorney in fact.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **VICKIE LYNN HOFFMANN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 17th day of June, 2024.



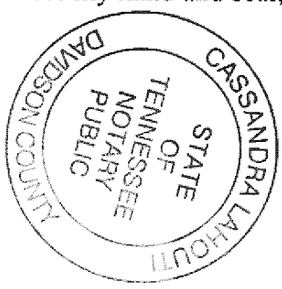
Notary Public

My Commission Expires: 11-2-26

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **VICKIE LYNN HOFFMANN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **VICKIE LYNN HOFFMANN IS NAMED ADMINISTRATRIX OF BARBARA ANN OVERSTREET**, and that as such executor executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate as its executor.

Witness my hand and seal, this 11th day of June, 2024.

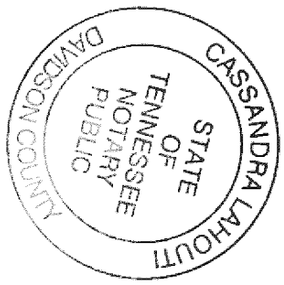


Notary Public
My Commission Expires: 11-2-26

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **VICKIE LYNN HOFFMANN** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **TINA MARIE BACA** as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of June 2024.



Notary Public
My Commission Expires: 11-2-26

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 6/18/2024 (date of document).

Affiant Signature

6/18/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

