This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

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Karen Johnson Davidson County
Batch# 1194139 DEEDQC
10/16/2024 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241016-0080173

Address New Owner:	*Send Tax Bills To:*	*Map-Parcel*
Natalie Jane Aaron, Trustee NJA TRUST, Dated September 12, 2024 401 Bowling Avenue, #73 Nashville, Tennessee 37205	Same	104-13-0A-065.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

AFFIANT

Sworn to and subscribed before me this September 12, 2024.

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Notary Public

My Commission Expires: 3-18-28

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, JULIA AARON, who is one and the same as JULIA BENSON AARON, hereinafter called Grantor, for the express purpose of conveying all of her right, title and interest in this property, does hereby convey unto NATALIE JANE AARON, Trustee of the NJA TRUST, Dated September 12, 2024, all of her right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this September 12, 2024.

BY: Julia Aaron

Julia Aaron

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Aaron, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 12th day of September 2024.



NOTARY PUBLIC

My Commission Expires: 3-18-28

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

RE: Warranty Deed dated April 18, 2022, executed by Juan Conde San Miguel and Kathy Sofia Mendieta, husband and wife (Grantor), TO Julia Aaron, (Grantee), and as recorded in Instrument No. 20220426-0047606, Register's Office for Davidson County, Tennessee; to correct the **Plat Book number in legal description** of said Warranty Deed.

Comes now Angela Y. Poston-Williamson, the Affiant, a resident of Davidson County, Tennessee, who is over 18 years of age, is an employee with Centennial Title Company, Inc., and who closed the transaction resulting in the execution of the above referenced Warranty Deed, and acknowledged the execution thereof as Notary Public, and would state as follows, to wit:

The correct legal description in the above referenced Warranty Deed is as follows: Land in Davidson County, Tennessee, being Building Site 65, also known as Unit No. 73 on the Site Plan of Richmeade Place, Section Four, a Planned Unit Development, of record in Book **5200**, page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Therefore, for the purpose of correcting the vesting as stated above, this Affidavit of Scrivener's Error is hereby recorded and incorporated by reference into the above referenced Warranty Deed recorded as Instrument No. 20220426-0047606 said Register's Office correcting the plat book number in legal description as **5210**.

Being the same property conveyed to Julia Aaron, by Quitclaim Deed of record from Juan Conde San Miguel and Kathy Sofia Mendieta, husband and wife, of record in Instrument No. 20220426-004606, Register's Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

This is improved property known as 401 Bowling Avenue #73, Nashville, TN 37205.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 9-12-24 (date of document).

Signature

9-12-24
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of September, 2024.

Notary Public
My Commission expires: 3-18-28

