Karen Johnson Davidson County
Batch# 1194228 DEEDQC
10/16/2024 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241016-0080288

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

State of Tennessee
County of Davidson
The Actual Consideration or
Value, whichever is greater,
for this transfer is $0.00.

Affiant

Subscribed and sworn to
before me, this the 13 day
of September, 2024.

Notary Public

My Commission Expires:
3-20-28

SYDNEY ANGELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Instrument Number 20240725-0056108, Register's Office for Davidson County, Tennessee, Marijane K. Hart (hereinafter "Grantor") conveyed certain real property in Davidson County, Tennessee, to Marijane K. Mart, widowed, and Jason H. Hart, married (hereinafter "Grantee").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the spelling of one of Grantee's name;

WHEREAS, Marijane K. Mart should have been spelled Marijane K. Hart;

WHEREAS, the Grantor has agreed to correct said error;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Marijane K. Hart, widowed, and Jason H. Hart, married, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H.R. Swann, Jr., Surveyor, April 20, 1947, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 87 and 88; thence with the dividing line between Lots 87 and 88, southwardly 500 feet; thence westwardly with the dividing line between Lots Nos. 87 and 83B, 46.24 feet to a point, a common corner of Lots Nos. 86 and 87; thence with the dividing line between Lots 86 and 87, northwardly 500 feet to a point in the southerly margin of Due West Avenue; thence with the southerly margin of Due West Avenue eastwardly 100 feet to the point of beginning.

Being the same property conveyed to Marijane K. Mart, widowed, and Jason H. Hart, married, by deed dated 07/02/2024, from Marijane K. Hart, of record in Instrument No. 20240725-0056108, Register's Office for said County.

IN WITNESS THEREOF the Grantor has executed this instrument as of this 13 day of September, 2024.

GRANTOR

Marijane K. Hart

Marijane K. Hart

STATE OF Tennessee

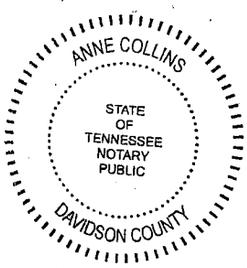
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marijane K. Hart, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of September, 2024.

My commission expires: 10-4-27

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/13/24.

Affiant Signature

10/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY