Karen Johnson Davidson County
Batch # 1198659 DEEDWARR
10/30/2024 11:26:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083501

Instrument Prepared By:
J. Miranda Belote
365 West Main St
Hendersonville, TN 37075

Address New Owners as Follows:
Fernando Martinez Mixteca
910 Massman Drive
Nashville, TN 37217

Send Tax Bills To:
Owner

Map-Parcel:
107-88.00

DEED OF CORRECTION

(Reference is made to the Warranty Deed of record from Dorothy Baker, unmarried, by and through her Conservator, Jeri Lisa Kuro (GRANTOR) to Fernando Martinez Mixteca (GRANTEE) dated November 16, 2016, of record as Instrument No. 20161122-0123031, Register's Office for Davidson County, Tennessee.)

This Deed of Correction is being filed in order to correct the legal description and derivation shown on the Warranty Deed and add the appropriate GRANTORS, necessary to correct the transfer from Dorothy Baker, unmarried, by and through her Conservator, Jeri Lisa Kuro (GRANTOR) to Fernando Martinez Mixteca (GRANTEE) dated November 16, 2016, of record as Instrument No. 20161122-0123031, Register's Office for Davidson County, Tennessee.

The description and the derivation in the Warranty Deed identified above unintentionally conveyed only part of the property and interests held by the Grantor in the above described tax parcel; this Deed of Correction is being recorded to convey all of the property and interests held by the Grantor in the parcel identified by the tax parcel and set out in the legal description shown below.

THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeri Lisa Kuro, Conservator,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fernando Martinez Mixteca,** HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of Massman Heights Section One, Revised, of record in Plat Book 5210, page 128, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being all of the property conveyed to Will Baker and wife, Dorothy Baker, by Warranty Deed from Ethel Taylor, of record in Book 5208, Page 831, Register's Office for Davidson County, Tennessee, and also all of the property conveyed to Will Baker and wife, Dorothy Baker, by Warranty Deed from Ethel Taylor, of record in Book 5440, Page 817, Register's Office for Davidson County, Tennessee. Will Baker having died on May 9, 2015, leaving Dorothy Baker vested as sole owner as the surviving tenant by the entirety. Jeri Lisa Kuro having been appointed Conservator of Dorothy Baker by Order dated March 23, 2016, Davidson Co. Probate Court Case # 16P352 and having been granted authority to sell this property by Order of the Court, dated October 28, 2016. Following the original deed recorded at Instrument No. 20161122-0123031, the said Dorothy Baker, vested owner and conservatee, has since died on July 14, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

22 IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the day of October, 2024.

Jeri Lisa Kuro, Conservator for Dorothy Baker

Jeri Lisa Kuro, Conservator for Dorothy Baker

STATE OF ILLINOIS

COUNTY OF Saline

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jeri Kuro, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged her self to be the Conservator for Dorothy Baker, the within named bargaino, and that she as the Conservator, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Dorothy Baker as the Conservator.

Witness my hand and seal at office, this 22nd day of October, 2024.

NOTARY PUBLIC

My Commission Expires: November 3rd 2025

BRIAN FIELDEN
NOTARY PUBLIC, NOTARY SEAL
STATE OF ILLINOIS, WILLIAMSON COUNTY
COMMISSION # 808957
MY COMMISSION EXPIRES: NOVEMER 3, 2026

The Grantee joins in executing this instrument to acknowledge and confirm the correction of the property conveyed.

Fernando Martinez Mixteca

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fernando Martinez Mixteca**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of ~~September~~ October MB, 2024.

Notary Public

My Commission Expires: 3/25/25

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF ~~SEPTEMBER~~ October, 2024.

Notary Public

My Commission Expires: 3/25/25

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

M&H File #: **160671JM**
RECORD & RETURN TO:

J. Miranda Belote
365 W. Main St.
Hendersonville, TN 37075