Karen Johnson Davidson County
Batch# 1217796 AFFIDAVIT
12/18/2024 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241218-0098357

This Instrument Prepared By:
Stewart Title Company
103 S. Broadway
Portland, Tennessee 37148

INSTRUMENT OF CORRECTION
FOR
WARRANTY DEED (Instrument No. 20231220-0098045)

WHEREAS, by Warranty Deed of record in Instrument No. 20231220-0098045, Register's Office for Davidson County, Tennessee, Helen C. Sims, (hereafter "Grantor") conveyed certain property described therein to Elaina Sirois, a single woman, (hereafter "Grantee"); and

WHEREAS, said Warranty Deed is irregular because the Notary Public, who acknowledged the signature of the Grantor, commission had expired; and

NOW THEREFORE, in order to correct said acknowledgement error, this Instrument of Correction is made, and for the consideration expressed in said former deed, it is hereby understood and agreed that the aforesaid error is corrected as follows:

An additional Grantor signature and acknowledgment shall be added to the deed as follows:

Helen C. Sims
Helen C. Sims

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen C. Sims, the bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 8th day of March, 2024.

Katelyn Wilkerson
Notary Public

My Commission Expires:
1-26-2028

M/P: 033-00-0-187.00

Property Address: 503 Agee Road, Goodlettsville, TN 37072

IT IS EXPRESSLY AGREED that all other terms and provisions of said Warranty Deed of record in Instrument No. 20231220-0098045, Register's Office for Davidson County, Tennessee shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument has been executed on this the 8th day of March , 2024.

23NT01097

GRANTOR

Helen C. Sims

Helen C. Sims

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 8th day of March, 2024.

Notary Public

My Commission Expires:
1-26-2028

KATELYN WILKERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen C. Sims, the bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 8th day of March, 2024.

Notary Public

My Commission Expires:
1-26-2028

KATELYN WILKERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2028

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 March 8, 2024 (date of document).

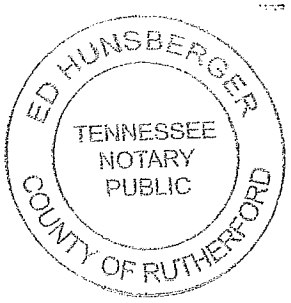
Affiant Signature

12-18-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of December, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26