Karen Johnson Davidson County
Batch# 1225462 DEEDWARR
01/13/2025 08:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250113-0002136

This Instrument Prepared By:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20241004-0077074, Register's Office for Davidson County, Tennessee, **Luz Nereida Diaz, an unmarried woman** (hereinafter "Grantor(s)") conveyed a certain real property of land in Davidson County, Tennessee, to **William D. Stalker, III and Kerrie E. Stalker, husband and wife** (hereinafter "Grantee(s)").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the lot number of the legal description of the property intended to be conveyed.

WHEREAS, the lot number is incorrectly listed as 562;

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

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $0.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in XXXXX County, State of Tennessee, which is described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 561, as shown on the map entitled Section Five, Hermitage Hills, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to WILLIAM D. STALKER III AND KERRIE E. STALKER, HUSBAND AND WIFE, by deed from LUZ NEREIDA DIAZ, AN UNMARRIED WOMAN, of record as Instrument No. 20241004-0077074, dated September 30, 2024, said Register's Office.

GRANTEE joins in the execution of this instrument to further re-convey to Grantor any portion of the property previously conveyed in error to Grantee in Deed of record in Instrument No. 20241004-0077074, said Register's Office.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20241004-0077074, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 30 day of December, 2024.

GRANTORS:

Luz Nereida Diaz

GRANTEES

William D. Stalker

Kerrie E. Stalker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Luz Nereida Diaz the within named bargainor(s), 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, at Office, this 30 day of December, 2024.

Notary Public

My commission expires: October 20, 2026

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public of said county and state, William D. Stalker and Kerrie E. Stalker the within named bargainor(s), 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, at Office, this 6th day of ~~December~~ Jan 2025, ~~2024~~.

Notary Public

My commission expires:

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires May 31, 2026 WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

AFFIANT

Sworn to and subscribed before me this the 9th day of ~~December~~ January, 2024.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** December 30th, 2024 **(date of document).**

Affiant Signature

Date: January 9th, 2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th **day of** January, 2025.

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY