Karen Johnson Davidson County
Batch# 1228022 DEEDWARR
01/17/2025 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250117-0004124

This Instrument Prepared by Daniel L. Wischhof, Attorney
P. O. Box 681416, Franklin, Tennessee 37064

DEED OF CORRECTION RE:
WARRANTY DEED, INSTRUMENT 20020110-0004196

KNOW ALL BY THESE PRESENTS: By Warranty Deed of record as Instrument 20020110-0004196, executed by the undersigned as Controller of **Affordable Housing Resources, Inc., Grantor**, said corporation conveyed to **Virginia Ann Peters, Grantee**, certain improved real property described therein. The said deed correctly identified the property conveyed as being at 2840 Hydes Ferry Road, Nashville, Tennessee, on Tax Map 080, Group 08-0, Parcel 429, and further correctly stated that the property is subject to all matters of record in Plat Book 9700, Page 105, Register's Office for Davidson County, Tennessee.

The reference in the second line of the first paragraph of the legal description to "Plat Book 9700, Page **107**" is a typographical error.

The undersigned hereby verifies that the property conveyed is:

Lot No. 8 on the Plan of River Meadows,, Section 1, of record in Plat Book 9700, page **105**, Register's Office for Davidson County, Tennessee.

Further affiant says not.

Witness my signature this date: 12/19/2024

AFFORDABLE HOUSING RESOURCES, INC.

By: _____
Dan Eaton

SHARON BOSWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named Dan Eaton, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: December 19, 2024

Sharon Beswick
Notary Public

My commission expires: April 11, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this date: January 17, 2025

Theresa Richardson
Notary Public

My commission expires: 05-08-2028

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 19TH day of DECEMBER, 2024.

Date: 1-17-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 17TH day of JANUARY, ~~2024.~~ 2025

Theresa C Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY