# Correction QuitClaim Deed

The actual consideration or value for this transfer is $ 0

Joseph Daniel Canaday
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 24 day of March 2025

NOTARY PUBLIC
My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 1252049 DEEDQC
03/25/2025 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250325-0022379

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| JOSEPH DANIEL CANADAY<br>320 Keeton Ave.<br>Old Hickory, TN 37138 | New Owner | 044 05 0 / 031.00 |

FOR THE PURPOSE OF CORRECTING THE DEED OF RECORD as Instrument 20250314-0018567, Register's Office for Davidson Co. TN. And for Love and Affection and other good and valuable consideration, paid by my son, JOSEPH DANIEL CANADAY,

I, **CYNTHIA K. MOSS**, a/k/a **CYNTHIA MOSS AMUNDSON**, A married woman, and owner of a 1/6 interest in the property described herein, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

**JOSEPH DANIEL CANADAY,** un-married the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Northerly 31 Feet of Lot No. 57, and the Southeasterly 32 Feet of Lot No. 56 on the un-recorded map of Scenic View Subdivision, and being designated as Lot GG on the un-recorded map of certain lots in Scenic View Subdivision, and described according to a survey thereof made by James L. Murphy, Jr. Surveyor on June 2, 1959, as follows:

Beginning at a point in the Southeasterly Margin of Keeton Avenue, 63 feet Southeast from a 20 foot strip dedicated as a public walkway; thence Southwesterly parallel to said 20 foot strip, 165 feet to a point; thence Southeasterly 63 feet to a point; thence Northeasterly 165 feet to the margin of Keeton Avenue; thence with the margin of Keeton Avenue, Northwesterly 63 feet to the point of beginning.

Being the same property conveyed to Christine Driver, unmarried, and Jerry W. Swanson, unmarried by deed from Thomas C. Fichtel and wife, Judy D. Fichtel, dated April 20, 1989 and of record in **Book** 7827, **page** 103, Register's Office for Davidson County, Tennessee. The Said Christine Driver, and Jerry W. Swanson were subsequently married, December 14, 1999 and Christine Driver was thereafter known as Christine Swanson.

Christine Swanson Died, Intestate in Davidson County, TN. on November 21, 2022, leaving husband, Jerry W. Swanson; daughter, Cynthia Moss Amundson; and grandchildren, Kelly Moss- , Michael Moss, and Mallory Moss as her sole heirs-at-law as described in the Affidavit of heirship of record as Instrument # 20250325-0022336 R.O.D.C.,.TN.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 320 Keeton Ave, Old Hickory, TN 37138.

**CYNTHIA MOSS AMUNDSON** makes Oath that the Property described herein has never been her primary residence nor the residence of her spouse or any dependent and this transfer is not made to defeat the rights of any third party.

Sworn to and Witness my hand this 24 day of March, 2025.

Cynthia Amundson
CYNTHIA MOSS AMUNDSON

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named CYNTHIA MOSS AMUNDSON the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal this 24 day of March, 2025.

Leroy S. Ellis IV
NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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Correction
QUITCLAIM

DEED

**From:**
CYNTHIA MOSS AMUNDSON
A Married Woman

**To:**
JOSEPH DANIEL CANADAY

**Property:**
**320 Keeton Ave**
**Old Hickory, TN 37138**

202503250022379

**This Instrument Prepared by:**
**Leroy Johnston Ellis IV**
**Attorney at Law**
**3844 Old Hickory Blvd.**
**Old Hickory Tennessee 37138**
**(615) 847-2000**
Johnny@LJELAW.com

# CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 24 2025.

Leroy Johnston Ellis, IV, Affiant

March 25, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 25 day of March, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com