Karen Johnson Davidson County
Batch# 1277189 DEEDWARR
05/23/2025 11:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250523-0040817

THIS INSTRUMENT PREPARED BY: **Broker Title & Escrow, LLC** **1404 17th Avenue South** **Nashville, Tennessee 37212** ***The purpose of this Deed of Correction is to correct the legal description.***	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $0.00. _____ Affiant Subscribed and sworn to before me, this 23rd day of May, 2025. _____ Notary Public My Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

DEED OF CORRECTION
WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lea Wilks 15 Decatur Avenue Nashville, TN 37210	New Owner	09316038800

WHEREAS, a Warranty Deed conveying the within described property has previously been executed and put of record in **Instrument No. 20220308-0026389**, Register's Office of Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

Land in Davidson County, Tennessee, being the Northerly Thirty-Five (35) feet of Lot No. 7, Block "G" of the Map of Hermitage Addition, as of record in Plat Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee.

Said Northerly 35 feet of Lot 7 lies on the East side of Decatur Street, and extends back Easterly between parallel lines and along the Southerly margin of an alley 150 feet to an alley in the rear.

Being the same property conveyed to Roland Spencer and Timothy L. Wilson by deed from R. Spencer Construction, Inc., of record in Instrument No. 20091228-0117205, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **15 Decatur Street, Nashville, TN 37210**

WHEREAS, the legal description was incorrect.

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

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Roland Spencer and Timothy L. Wilson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lea Wilks, unmarried**, hereinafter referred to as Grantees, their heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 15 feet of Lot No. 7 and the northerly 22 feet of Lot No. 8 of Block "G" on the Map of Hermitage Addition, as of record in Plat Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 37 feet on the easterly side of Decatur Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Roland Spencer and Timothy L. Wilson by deed from R. Spencer Construction, Inc., of record in Instrument No. 20091228-0117205, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **15 Decatur Street, Nashville, TN 37210**

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, their heirs and assigns, in fee simple forever, and the said Grantor do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in **Instrument No. 20220308-0026389**, Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument on this 22nd day of May, 2025.

GRANTORS:

Roland Spencer

Timothy L. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Roland Spencer ~~and Timothy L. Wilson~~**, 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 22nd day of May, 2025.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Public
My Commission Expires: 3/22/26

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TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, their heirs and assigns, in fee simple forever, and the said Grantor do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in **Instrument No. 20220308-0026389**, Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument on this 22nd day of May, 2025.

GRANTORS:

_____

Roland Spencer

Timothy L Wilson

Timothy L. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

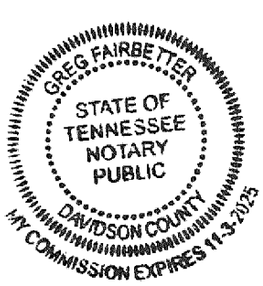
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~**Roland Spencer and**~~ **Timothy L. Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22nd day of May, 2025.

_____

Notary Public

My Commission Expires: 11/3/25



IN WITNESS WHEREOF, the parties have executed this instrument on this 22ND day of MAY, 2025.

GRANTEES:

Lea Wilks

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lea Wilks**, 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 and official seal, at office, this 22ND day of MAY, 2025.

SHARON I. LOCKWOOD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-22-29
Certificate No: 08-8341-1

Notary Public

My Commission expires: 01/22/2029

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/22/25 (date of document).

Affiant Signature

5/23/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

