Karen Johnson Davidson County
Batch# 1311351 DEEDWARR
08/18/2025 12:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250818-0065715

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00 (Tax Paid on that Warranty Deed of record in 20070201-0013329, RODCT)

Affiant

Subscribed and sworn to before me, this 18th day of August, 2025.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK DRIVE SUITE 130B
NASHVILLE, TN 37211

CORRECTIVE WARRANTY DEED IN CORRECTION OF INSTRUMENT NO. 20070201-0013329, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Deborah M. Boaz	**New Owner**	**052050B01100CO**
540 Rothwood Avenue		
Nashville, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

DANNY ROARK DBA DANNY ROARK CUSTOM BUILT HOMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEBORAH M. BOAZ

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8, Plan of Pharris Place Subdivision, Phase 3, of record in Instrument No. 20060324-0033840 as corrected by Surveyor's Certificate of Correction in Instrument No. 20060608-0068300, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Danny Roark dba Danny Roark Custom Built Homes by deed from Dillard Holdings, LLC, of record in Instrument No. 20060503-0051425, Register's Office of Davidson County, Tennessee.

By way of recital, the purpose of this instrument is to correct the Phase Number (erroneously referred to as Phase Four in prior deed) and the plan reference (erroneously referred to as Instrument No. 20060411-0041782 in prior deed) as the same had appeared in that conveyance to Deborah M. Boaz of record in Instrument No. 20070201-0013329, Register's Office of Davidson County, Tenessee.

By way of further recital, Deborah M. Boaz, Grantee herein, joins in the execution of this instrument to approve and ratify the matters herein contained.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING any/all easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 500 Rothwood Avenue, Nashville, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7 day of August, 2025.

Danny C Roark

DANNY ROARK DBA DANNY ROARK CUSTOM BUILT HOMES

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Danny Roark, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 7 day of August, 2025.

My commission expires: 10/4/27

Notary Public

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Deborah M Boaz

DEBORAH M. BOAZ

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Deborah M. Boaz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing for the purposes therein contained.

Witness my hand and official seal at office this 14 day of August, 2025.

My commission expires: 10/4/27

Notary Public

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/14/25 (date of document).

Jennifer Russell
Affiant Signature

8/18/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of August 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

