Karen Johnson Davidson County
Batch# 1353220 DEEDWARR
12/03/2025 12:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251203-0095936

THIS INSTRUMENT PREPARED BY:
Monika V. Scott, Esq.
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Brookhaven, Georgia 30319
(770) 325-4835

Please Cross-Reference:
Deed at Deed Book 8722, Page 542
Warranty Deed at Instrument Number 20040618-0072417
Davidson County, Tennessee Register's Office

Tax Parcel ID: 149 02 0 116.00

CORRECTIVE WARRANTY DEED

* This Corrective Warranty Deed is being recorded to correct the incorrect legal description and incorrect last name of one grantee, Luz Maria Gomez, in the Warranty Deed between Melissa L. Howard (grantor) to Jose Luis Arcos and Luz Maria Hernandez (grantees), dated June 3, 2004 and recorded on June 18, 2004 as Instrument No. 20040618-0072417 in the Davidson County, Tennessee Register's Office.

THIS INDENTURE, Made this 3rd day of Nov., 2025 by and between **Melissa L. Howard**, of Rutherford County, Tennessee, designed Grantor, and **Jose Luis Arcos a/k/a Jose Luis Arcos Vidales** and **Luz Maria Gomez a/k/a Luz Maria Gomez Ramirez**, of Davidson County, Tennessee, hereinafter designated Grantees;

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to it in hand paid by the said Grantees, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the said Grantees, the following described premises; to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying in Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Final Plat of Oakwood Subdivision, Section One, Phase Three, as of record in Book 7900, Page 268, Registrar's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

THIS CONVEYANCE is made subject to any applicable restrictions, easements, etc. of record in the Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 2220 OAK BARREL LANE, ANTIOCH, DAVIDSON COUNTY, TENNESSEE 37013.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein; to have and to hold the said premises to the said Grantees, his heirs, administrators and assigns, forever.

And the said Grantor, its successors and assigns, does hereby covenant with the said Grantees, their heirs, administrators and assigns, that it is lawfully seized in fee-simple of the premises above conveyed and has full power, authority and right to convey the same; that said premises are free from all encumbrances, EXCEPT those hereinabove set forth, and that it will forever warrant and defend the said premises and the title thereto 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.

IN WITNESS WHEREOF, said Grantor has set its hand and seal on the day of date first above written.

GRANTOR:

Melissa L. Howard

Signature: Melissa L. Howard

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Melissa L. Howard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of Nov, 2025.

Curtis Taylor
NOTARY PUBLIC

CURTIS TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 21, 2027

My Commission expires: 11/21/2027

I hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater is $-0- (CORRECTIVE WARRANTY DEED) which is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Monika V. Scott
AFFIANT Counsel for Grantees

Print Name: Monika V. Scott

Signature: Monika V. Scott

Sworn to and subscribed before me this 2nd day of December, 2025.

Melissa Castillo
NOTARY PUBLIC
My Commission Expires:

MELISSA CASTILLO NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MAY 9, 2029

Tennessee Certification of Electronic Document

I, Monika V. Scott, 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 November 3, 2025 (date of document).

Monika V. Scott
Affiant Signature

12/2/2025
Date

State of Georgia

County of DeKalb

Sworn to and subscribed before me this 2nd day of December, 2025.

Melissa Cast
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

