BILL GARRETT, Davidson County
Trans:T20150006008 DEEDQC
Recvd: 01/26/15 09:27 2 pgs
Fees:12.00 Taxes:0.00
20150126-0007119

PREPARED BY AND RETURN TO:
Joshua R. Hopkins, Esq.
Rubin Lublin TN, PLLC
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Please cross reference to:
Instrument No. 20060807-0096147
Davidson County, TN Register of Deeds

Parcel ID No.: 83-14-32

FROM: SHANNON K. GERSTER

TO: SEAN J. GERSTER

ADDRESS NEW OWNER AND SEND TAX BILLS TO:
SEAN J. GERSTER
1612 HOLLY STREET
NASHVILLE, TN 37206

CORRECTION QUIT CLAIM DEED

This quitclaim deed made effective as of the 9th day of February, 2005, between Sean J. Gerster and Shannon K. Gerster.

That for and in consideration of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in compliance with a decree of absolute divorce filed in the Circuit Court for Davidson County, Tennessee, and for the express purpose of making a reconveyance to create fee simple title to Sean J. Gerster, I, **Shannon K. Gerster,** hereinafter referred to as Grantor, by these presents do bargain, sell, remise, release, quitclaim, transfer and convey unto **Sean J. Gerster,** hereinafter referred to as Grantee, their heirs and assigns, all of my right, title and interest in and to the following described tract or parcel of land in **the city of Nashville, County of Davidson, State of Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF THE LINDSLEY SUBDIVISION OF THE CHADWELL TRUST OF RECORD IN CHANCERY COURT PLAN BOOK 2, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SEAN GERSTER (AKA SEAN J. GERSTER) AND SHANNON GERSTER (AKA SHANNON K. GERSTER), FROM GARY M. ALEXANDER BY WARRANTY DEED DATED SEPTEMBER 27, 2002 AND RECORDED OCTOBER 8. 2002 AT INSTRUMENT NO. 20021008-0122176, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This Deed is being recorded to correct the legal description contained in the Quitclaim Deed of record at Instrument No.20060807-0096147, in the Register's Office for Davidson County, Tennessee.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reservations, remainders, rents issues and profits thereof.

To have and to hold, all singular premises, with the appurtenances, unto Sean J. Gerster and his heirs and assigns forever.

IN TESTIMONY WHEREOF, Grantor has executed this instrument this 13th day of Jan., 2015.

Shannon Brooks - Shannon K Gerster
SHANNON K. GERSTER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Patti Rocha, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared SHANNON K. GERSTER, to me known (or proved to me on the basis of satisfactory evidence) to be person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

PATTI ROCHA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Witness my hand and official seal at office this 13th day of Jan., 2015.

Patti Rocha
NOTARY PUBLIC

My Commission Expires: 9/11/17

MY COMMISSION EXPIRES:
09/11/2017

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm to the best of affiant's knowledge, information and belief the actual consideration for this transfer is $1.00.

Shannon Brooks - Shannon K Gerster
AFFIANT

PATTI ROCHA
STATE
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 13th day of Jan., 2015

Patti Rocha
NOTARY PUBLIC

My Commission Expires: 9/11/17

MY COMMISSION EXPIRES:
09/11/2017