Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1509324

BILL GARRETT, Davidson County
Trans: T20150087459 DEEDQC
Recvd: 10/14/15 10:15 4 pgs
Fees: 22.00 Taxes: 0.00
20151014-0104416

State of Tennessee
County of ~~Davidson~~ Wilson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

taylor johnson
Affiant

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 5th day of October, 2015.

Notary Public
My Commission Expires: 3-27-18

Corrective Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Wendell S. Seeds and Pamela R. Seeds	Wendell S. Seeds and Pamela R. Seeds	09802001800
5204 Lana Renee Ct.	5204 Lana Renee Ct.	
Hermitage, TN 37076	Hermitage, TN 37076	

THIS INDENTURE, made and entered into as this 5th day of October, 2015, by and between S&P Associates, LLC, as party or parties of the first part, and Wendell S. Seeds and Pamela R. Seeds as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Hermitage, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Being Lot No. 39 on the plan of Roxborough Subdivision, as of record in Plat Book 5200, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wendell S. Seeds and Pamela R. Seeds, husband and wife, by Quitclaim Deed from S& P Associates, LLC, dated February 8, 2015, of record in Instrument Number 20150407-0030663, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5204 Lana Renee Ct., Hermitage, TN 37076.

THIS DEED IS CORRECTING THE FOLLOWING INFORMATION:

A corporate notary acknowledgement was missing from the original QuitClaim Deed of record in Instrument Number 20150407-0030663, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 2nd day of October, 2015.

S&P Associates, LLC

Wendell S. Seeds, Managing Member

State of California
County of Alameda

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Wendell S. Seeds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is Managing Member of S&P Associates, LLC, and that (s)he is authorized by S&P Associates, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Union City, CA, this 2nd day of October, 2015.

Notary Public at Large

My Commission Expires: Nov. 10 2015

MARIA ELENA ESPINOZA MENDOZA
COMM. #1959832
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Comm. Exp. NOV. 10, 2015

WITNESS my hand this 2 day of October, 2015.

S&P Associates, LLC

Pamela R. Seeds, Managing Member

State of California
County of _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Pamela R. Seeds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is Managing Member of S&P Associates, LLC, and that (s)he is authorized by S&P Associates, LLC to execute this instrument on its behalf.

Witness my hand and official seal at _____, CA, this ____ day of October, 2015.

_____
Notary Public at Large

My Commission Expires:

See Attached California All Purpose Acknowledgement for the Notarization

BHAVANA R. PATEL
Notary Public
Date. Oct- 2-15

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Santa Clara)

On Oct-2-15 before me, BHAVANA R. PATEL (NOTARY PUBLIC) Notary Public,

Date (here insert name and title of the officer)

personally appeared PAMELA R. SEEDS
Managing Partner of S & P Associates, LLC

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BHAVANA R. PATEL
COMM. #2010843
Notary Public - California
Santa Clara County
My Comm. Expires Mar. 9, 2017

Signature: _____ (Seal)

OPTIONAL

Description of Attached Document corrective Quit Claim Deed

Title or Type of Document: _____ Number of Pages: 3

Document Date: 10-2-15 Other: —

2015 Apostille Service, 707-992-5551 www.CaliforniaApostille.us California Mobile Notary Network: www.CAMNN.com