BILL GARRETT, Davidson County
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THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No.: M16-5017

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00

INSTRUMENT OF CORRECTION OF QUITCLAIM DEED

WHEREAS, by a Quitclaim Deed of record in Instrument No. 20050426-0046544, Register's Office for Davidson County, Tennessee, Oscar R. Jackson, Jr. (the "Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to William Jerome Jackson (the "Grantee"). The said Quit Claim Deed was executed by the Grantor and delivered to the Grantee on April 26, 2005, and then recorded on April 26, 2005, in Instrument No. 20050426-0046544, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, said Quitclaim Deed contained two errors in that 1.) a Notary Acknowledgment was erroneously omitted for Oscar R. Jackson, Jr., as the Grantor, and 2.) the metes and bounds legal description did not close.

WHEREAS, Grantee has requested that the Grantor correct said error, and the Grantor have agreed to do so.

NOW, THEREFORE, for the purpose of correcting said error, and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Oscar R. Jackson, Jr., (hereinafter called the "Grantor"), has bargained and sold, and by these presents does hereby transfer and quitclaim to William Jerome Jackson, (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 172, Block 9, on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Jerome Jackson by Quitclaim Deed from Oscar R. Jackson, Jr., dated April 26, 2005, recorded April 26, 2005, of record in Instrument No. 20050426-0046544, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Oscar R. Jackson and wife, Addie M. Jackson by Warranty Deed from Henrie B. Dixon, a widow, dated June 17, 1980, recorded July 17, 1980, of record in Book 5625, page 579, said Register's Office. The said Addie M. Jackson having since died on June 12, 1996, property vesting in Oscar R. Jackson, Jr. by operation of law as sole surviving heir in the entirety. For further reference see Last Will and Testament of Addie McEvans Jackson of record in Book 10163, page 269 and in Instrument No. 20050426-0046533, said Register's Office.

This is unimproved property located at: 2401 Albion Street, Nashville, TN 37209

Grantor does hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Quitclaim Deed of record in Instrument No 20050426-0046544, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the missing Notary Acknowledgement for Grantor and the incorrect legal description, as fully and effectively as if the entire instrument were copied herein verbatim, and said Quitclaim Deed are accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the _____ day of June, 2016.

GRANTOR:

Oscar R. Jackson, Jr.

STATE OF GEORGIA

COUNTY OF Bibb

Personally appeared before me, the undersigned, Notary Public of said County and State, Oscar R Jackson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 15 day of June, 2016.

Notary Public
My Commission Expires: 12/25/17

