TN156360

BILL GARRETT, Davidson County
Trans:T20160064084 DEEDWARR
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Fees:22.00 Taxes:0.00
20160726-0076689

This instrument was prepared by:
I'Ashea Myles-Dihigo
Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

Index owner:
Adrianus J. Zeeuw and
Carolyn E. Vick
916 Kalvesta Court
Antioch, TN 37013

Tax Bills to:
Adrianus J. Zeeuw and
Carolyn E. Vick
916 Kalvesta Court
Antioch, TN 37013

Map Parcel:
Map 150-03-0 405.00

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by a deed of record in Instrument No. 20150910-0091855, Register's Office for Davidson County, Tennessee, Stephen L. Doran and wife Pamela Payne Doran (hereinafter "Grantors") conveyed a certain tract of land in Davidson County, Tennessee, to Adrianus J. Zeeuw and wife, Carolyn E. Vick (hereinafter "Grantees"); and

WHEREAS, by inadvertence and mistake, in the preparation of said deed, through no act, omission or intention of Grantors or the Grantees, the marital interest of Shree Carol Jordan remained with the property at the time of conveyance, though a quitclaim deed had been executed by her on September 8, 2015, divesting her of interest in the property. By inadvertence and mistake, said deed was not recorded with the Register of Deeds for Davidson County, Tennessee.

WHEREAS, by inadvertence and mistake, in the preparation of said deed, through no act, omission or intention of Grantors or the Grantees, there was further an error contained in the description of the land intended to be conveyed which was therein described as follows:

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. 365 on the Plan of "The Country", Section S, Revised, of record in Book 6250, Pages 912 and 913, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed to Stephen T. Doran and wife, Sheree C. Doran by Deed dated August 25, 1986 and recorded on that same day, of record in Book 6959, Page 916, in the Register's Office of Davidson County, Tennessee. THEREAFTER, being the same property conveyed to Stephen L. Doran and Pamela Payne Doran, husband and wife, by Quit Claim Deed dated March 11, 2013 and recorded on March 18, 2013, of record in Instrument No. 20130318-0026491, in the Office aforesaid.
>
> The address of the herein described property is believed to be 916 Kalvesta Court, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy,

the legal description herein shall control.

Being the same property conveyed to Adrianus J. Zeeuw and Carolyn E. Vick by Deed from Stephen L. Doran and Pamela Payne Doran, dated September 8, 2015, recorded September 10, 2015, of record in Instrument # 20150910-0091855, in the Register of Deeds for Davidson County, TN.

WHEREAS, the Grantees have requested the Grantors to correct said errors, and said Grantors have agreed to do so.

NOW, THEREFORE, the quitclaim deed signed by Sheree C. Jordan, dated September 8, 2015 is filed simultaneously herewith, thus divesting her of any interest in said property,

NOW, THEREFORE, the Grantors, Stephen L. Doran and wife Pamela Payne Doran, for the purpose of correcting said errors and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, have bargained and sold and by these presents do transfer and convey unto said Grantees, Adrianus J. Zeeuw and wife, Carolyn E. Vick, their heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

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. 365 on the Plan of "The Country", Section 8, Revised, of record in Book 6250, Pages 912 and 913, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Stephen T. Doran and wife, Sheree C. Doran by Deed dated August 25, 1986 and recorded on that same day, of record in Book 6959, Page 916, in the Register's Office of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Stephen L. Doran and Pamela Payne Doran, husband and wife, by Quit Claim Deed dated March 11, 2013 and recorded on March 18, 2013, of record in Instrument No. 20130318-0026491, in the Office aforesaid.

Being the same property conveyed to Stephen L. Doran, a married man, from Sheree C. Jordan, dated September 8, 2015, recorded of record in Instrument # 20160726-0071688 in the Register of Deeds for Davidson County, TN.

Being the same property conveyed to Adrianus J. Zeeuw and Carolyn E. Vick by Deed from Stephen L. Doran and Pamela Payne Doran, dated September 8, 2015, recorded September 10, 2015, of record in Instrument # 20150910-0091855, in the Register of Deeds for Davidson County, TN.

The address of the herein described property is believed to be 916 Kalvesta Court, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, in fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. #20150910-0091855, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description and derivation; said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this the 20th day of July, 2016.

GRANTORS:

STEPHEN L. DORAN

PAMELA PAYNE DORAN

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Stephen L. Doran., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

Notary Public

Melinda Sutherland
Printed Notary Name

My commission expires: 3/16/18



STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Pamela Payne Doran., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

Notary Public

Melinda Sutherland
Printed Notary Name

My commission expires: 3/16/18

