17-CD-104

BILL GARRETT, Davidson County
Trans:T20170022954 DEEDQC
Recvd: 03/17/17 12:54 2 pgs
Fees:12.00 Taxes:0.00
20170317-0026337

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY AND RETURN TO:
JACKSON & ASSOCIATES PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Katherine B. Carroll Mark Crisci 4022 Colorado Ave. Nashville, TN 37209	Franklin American Mortgage Company 6100 Tower Circle Suite 600 Franklin, TN 37067
TAX MAP - PARCEL NUMBERS: 10304042000	

Corrective Quitclaim Deed

Whereas, a Quitclaim Deed conveying the within described property to **Katherine B. Carroll and Mark Crisci, wife and husband, from Katherine B. Carroll was executed and recorded in Instrument No. 20170228-019740, Register's Office for Davidson County, Tennessee, and**

Whereas the Quitclaim Deed contained errors in that the grantor executed as an individual and should have executed said Deed in her capacity as Trustee for The Katherine B. Carroll Revocable Living Trust and this Deed is being executed to correct said error.

Now, Therefore, the Grantor, for the purpose of correcting the above described error AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged and the further consideration **Katherine B. Carroll, Trustee of The Katherine B. Carroll Revocable Living Trust has this day bargained and sold, and by these presents, does hereby quitclaim and convey unto Katherine B. Carroll and Mark Crisci, wife and husband,** their heirs and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 39 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Plat Book 332, page 61, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Katherine B. Carroll, Trustee of The Katherine B. Carroll Revocable Living Trust by Warranty Deed from Katherine B. Carroll, dated July 29, 2016, recorded August 3, 2016, of record in Instrument No. 20160803-0080165, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Katherine B. Carroll, a single person by Warranty Deed from Kevin Mcloud, unmarried, dated November 21, 2003, recorded November 26, 2003, of record in Instrument No. 20031126-0171938, Register's Office for Davidson County, Tennessee.

This property commonly known as: **4022 Colorado Avenue, Nashville, TN 37209**

WITNESS MY HAND on this the 15 day of March, 2017.

Katherine B. Carroll

Katherine B. Carroll, Trustee

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Katherine B. Carroll, Trustee of The Katherine B, Carroll Revocable Living Trust, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15 day of March, 2017.

My commission expires:
3-18-19

Notary Public (Seal)

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Commission
March 18, 2019
COUNTY OF RUTHERFORD

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15 day of March, 2017.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 15 day of March, 2017.

My commission expires:
3-18-19

Notary Public (Seal)

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Commission
March 18, 2019
COUNTY OF RUTHERFORD