TAXES PAID IN INSTRUMENT #20170221-0017419

Davidson County DEEDWARR
Recvd: 04/13/17 10:55 8 pgs
Fees:42.00 Taxes:0.00
20170413-0036164

1PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILSON)
The actual consideration is $0.00.

Julia Brown
AFFIANT

Subscribed and sworn to before me
this 11th day of April, 2017

Jill Simmons
NOTARY PUBLIC
My Commission Expires: 4/4/19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS OF NEW OWNER:
Jollerland, LLC
107 Stratmore Way
Hendersonville, TN 37075

SEND TAX BILLS TO:
Owner

Map/Parcel 025 03 18.00

INSTRUMENT OF CORRECTION OF WARRANTY DEED
FROM
Brian L. Shipman, Trustee under the Revocable Trust of A. Lamar Shipman u/a/d December 6, 2011
To
Jollerland, LLC, a Tennessee limited liability company
Of Record in Instrument No. 20170221-0017419
Register's Office for Davidson County, TN

WHEREAS, Brian L. Shipman, Trustee for the Revocable Trust of A. Lamar Shipman u/a/d December 6, 2011 executed a certain Warranty Deed to Jollerland, LLC a Tennessee limited liability company of record in Instrument No. 20170221-0017419 Register's Office for Davidson County, Tennessee; and

WHEREAS, the warranty deed contained an error in the legal description being conveyed in that it conveyed property having previously been conveyed and contained an erroneous Legal description; and

WHEREAS, there is some question as to the correctness of the prior vesting deed making the chain of title questionable; and

WHEREAS, the parties thereto desire to correct the Warranty Deed of record in Instrument

No. 20170221-0017419 Register's Office for Davidson County, Tennessee to both correct the legal description being conveyed by substituting the below described conveyance for the conveyance of record in Instrument No. 20170221-0017419 Register's Office for Davidson County, Tennessee; and add an additional Grantor to insure all potential ownership interests of Grantor(s) are conveyed; and

WHEREAS, Grantees, by virtue of their signatures hereto do hereby release and quitclaim the property erroneously conveyed to them in the prior conveyance of record in Instrument No. 20170221-0017419 Register's Office for Davison County, Tennessee:

NOW THEREFORE in consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Brian L. Shipman, Trustee of the Revocable Trust of A. Lamar Shipman u/a/d December 6, 2011 and Arrendal Lamar Shipman ("Grantor")** hereby conveys all of their right title and interest to the hereinafter described property to, **Jollerland, LLC, a Tennessee limited liability company, ("Grantee"), its, successors and assigns**. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

See Exhibit A

Being part of the same property conveyed to Brian L. Shipman, Trustee of the Revocable Trust of A. Lamar Shipman u/a/d 12/6/2011 by deed from Arrendal Lamar Shipman of record in Instrument No. 20111227-0101088 Register's Office for Davidson County, Tennessee. See also Deeds of record in Book 2452, page 611, Instrument No. 20051130-0143660 and 20120305-0019073 Register's Office for Davidson County, Tennessee. Martha S. Shipman having predeceased Arrendal Lamar Shipman.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

A. Lamar Shipman Revocable Trust
u/a/d December 6, 2011

Brian L. Shipman, Trustee

By: Brian L. Shipman, Trustee by Brian L. Shipman attorney in fact

Arrendal Lamar Shipman

Arrendal Lamar Shipman, by
Brian L. Shipman, Attorney in fact.

GRANTEE:
Jollerland, LLC

_____

By:
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brian L. Shipman,** with whom I am personally acquainted and who proved himself to be the **Trustee of the Revocable Trust of A. Lamar Shipman u/a/d December 6, 2011,** and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 11th day of April, 2017.

Jill Simmons
Notary Public

My Commission Expires: 9/4/19

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brian L. Shipman,** with whom I am personally acquainted and who proved himself to be the **Attorney in fact of Arrendal Lamar Shipman,** and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17th day of April, 2017.

Notary Public

My Commission Expires: 9/4/19

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who proved himself to be the **Authorized Agent of Jollerland, LLC, a Tennessee limited liability company,** and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2017.

_____
Notary Public

My Commission Expires:_____

A. Lamar Shipman Revocable Trust
u/a/d December 6, 2011

_____
By: Brian L. Shipman, Trustee

_____
Arrendal Lamar Shipman, by
Brian L. Shipman, Attorney in fact.

GRANTEE:
Jollerland, LLC

Bradley E. Jolly member
By: Bradley E. Jolly
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brian L. Shipman,** with whom I am personally acquainted and who proved himself to be the **Trustee of the Revocable Trust of A. Lamar Shipman u/a/d December 6, 2011,** and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2017.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brian L. Shipman,** with whom I am personally acquainted and who proved himself to be the **Attorney in fact of Arrendal Lamar Shipman,** and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2017.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bradley E. Jolly, with whom I am personally acquainted and who proved himself to be the **Authorized Agent of Jollerland, LLC, a Tennessee limited liability company,** and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 11th day of April, 2017.

Amanda N. Leath
Notary Public

My Commission Expires: June 18, 2019

AMANDA N LEATH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

DAVIDSON COUNTY MAP 25-03 PARCEL 18.00

BEING a tract of land lying in the 10th Civil District of Davidson County, Tennessee, and being part of lot 43 on the unrecorded plan of Resubdivision of Lots 43,44, and 45 Moncrief Subdivision and being more particularly described as follows:

BEGINNING at an iron pin in the northern right-of-way Moncrief Avenue being the southwest corner of a tract owned by Clara M. Story as of record in deed book 9831 page 891A and being the southeast corner of this tract, THENCE: with said right-of-way, Moncrief Avenue, S 30 deg 26 min 26 sec W, 100.00' to an iron pin, THENCE:N 41 deg 57 min 33 sec W, 329.20' to a point, THENCE: N 48 deg 56 min 25 sec E, 100.00' to a pin, THENCE: S 41 deg 03 min 35 sec E, 297.43' to the point of beginning containing 0.70 acres more or less as per a survey by CK Surveyors dated 3/09/2017.

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

