BILL GARRETT, Davidson County
Trans:T20170053131 DEEDQC
Recvd: 06/21/17 11:12 2 pgs
Fees:12.00 Taxes:0.00
20170621-0062462

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

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. 20161222-0134767, Register's Office for Davidson County, Tennessee, Victoria Lynn Davis (the "Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Victoria Lynn Davis, Trustee (the "Grantee"). The said Quitclaim Deed was executed by the Grantor and delivered to the Grantee on December 22, 2016, and then recorded on December 22, 2016, in Instrument No. 20161222-0134767, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, said Quitclaim Deed contained an error in the Grantee's vesting.

WHEREAS, Grantee has requested that the Grantor correct said error, and the Grantor has 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 Victoria Lynn Davis, (hereinafter called the "Grantor"), has bargained and sold, and by these presents does hereby transfer and quitclaim to Victoria Lynn Davis, Trustee of The Victoria Lynn Davis Living Trust dated 01/18/2006 and Restated 09/23/2016, (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:

A certain condominium apartment situated in Davidson County, Tennessee, Being Unit No. O-4, as set forth in the Amendment of First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080808-0081967, in the Register's Office of Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record in Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed Victoria Lynn Davis, Trustee by Quitclaim Deed from Victoria Lynn Davis, dated December 16, 2016, recorded December 22, 2016, of record in Instrument No. 20161222-0134767, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Victoria L. Davis by Warranty Deed from Alan D. Powell and Mary W. Powell, husband and wife, dated February 12, 2016, recorded February 17, 2016, of record in Instrument No. 20160217-0015187, said Register's Office.

This is improved real property commonly known as 8121 Lenox Creekside Drive, #4, Antioch, Tennessee 37013

Grantor does hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Quitclaim Deed of record in Instrument No. 20161222-0134767, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the Grantee's corrected vesting, 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 15th day of June, 2017.

GRANTOR:

Victoria Lynn Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand this 15th day of June, 2017.

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 3/8/21