BILL GARRETT, Davidson County
Trans:T20170076824 DEEDQC
Recvd: 09/01/17 10:55 2 pgs
Fees:12.00 Taxes:0.00
20170901-0090080

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Suzanne T. Latham, Trustee 1441 N. Highland Drive Jackson, TN 38301	Same as Owner	103-4-409.02

QUITCLAIM DEED OF CORRECTION

KNOW ALL MEN BY THESE PRESENTS that **I, Robert Ira Tipton by and through my conservator Suzanne T. Latham as appointed by the Probate Court of Madison,** does hereby quitclaim and by these presents does transfer and convey all of his 1/3 right, title and interest unto **Suzanne T. Latham, Trustee of the Robert Ira Tipton Supplemental Needs Trust, dated May 15, 2013,** her heirs, successors and assigns, in and to the following tracts of land in **Davidson County, Tennessee,** described as follow, to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 47 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert I. Tipton, Ira M. Tipton and Dorothy C. Tipton, each one third (1/3) undivided interest in subject property by Quitclaim Deed executed September 22, 1995, and filed September 22, 1995 of record in Book 9804, page 25, said Register's Office. Further conveyed by Ira M. Tipton, by and through his attorney in fact, Suzanne T. Latham all of his one third (1/3) undivided interest unto Dorothy C. Tipton by Quitclaim Deed executed August 3, 2004, filed September 1, 2004 of record in Instrument No. 20040901-0105488, said Register's Office. Robert Ira Tipton, by and through his attorney in fact, Suzanne T. Latham, conveyed his one third (1/3) undivided Interest unto Robert Ira Tipton and Dorothy C. Tipton, so as to create a joint tenancy with right of survivorship by Quitclaim Deed executed September 1, 2004, filed September 1, 2004 of record in Instrument No. 20040901-0105489, said Register's Office. Subsequently, Dorothy C. Tipton conveyed her two thirds (2/3) undivided interest unto Suzanne T. Latham, Trustee of the Dorothy C. Tipton Irrevocable Trust by Quitclaim Deed executed May 15, 2013, filed May 23, 2013 of record in Instrument No. 20130523-0052057, said Register's Office. *The said Dorothy C. Tipton died December 29, 2015, leaving Robert Ira Tipton as her sole heir and Survivorship 1/3 Interest.* The said Suzanne T. Latham, Trustee of the Dorothy C. Tipton Irrevocable Trust conveyed unto Suzanne T. Latham all of her two thirds (2/3) undivided interest in subject property by Quitclaim Deed executed February 16, 2016, filed May 16, 2016 of record in Instrument No. 20160516-0048841, said Register's Office. Finally,

Robert Ira Tipton by and through his conservator Suzanne T. Latham as appointed by the Probate Court of Madison County, Tennessee, **incorrectly** conveyed all of his one third (1/3) undivided interest unto Suzanne T. Latham, Trustee of the Robert Ira Tipton Special Needs Trust, by Quitclaim Deed executed March 11, 2016, filed May 16, 2016 of record in Instrument No. 20160516-0048842, said Register's Office. **The correct name of the Trust is the Robert Ira Tipton Supplemental Needs Trust, Dated May 15, 2103.**

This instrument and the interest hereby released and quitclaimed are subject to such imitations, restrictions and encumbrances as may affect the premises. **This Deed is being recorded to correct the error and to assist the present owner as well as all future owners, lenders, title examiners, and insurers.**

IN WITNESS WHEREOF, I have hereunto set my hand on this 30th day of August, 2017.

Robert Ira Tipton

Robert Ira Tipton

By: Suzanne T. Latham, Conservator

Suzanne T. Latham, Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne T. Latham, Conservator of Robert Ira Tipton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged herself to be Conservator of Robert Ira Tipton, and that she as such Conservator, executed the within instrument for the purposes therein contained, by signing the name of Robert Ira Tipton by herself as Conservator.

WITNESS my hand and official seal this the 30th day of August 2017.

Robyn Tabor

Notary Public

My Commission Expires: 2/28/21

ROBYN TABOR
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Suzanne T. Latham

Affiant

Subscribed and sworn to before me, this 30th day of August 2017.

Robyn Tabor

Notary Public

My Commission Expires: 2/28/21

ROBYN TABOR
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY