Bill Garrett Davidson County
Batch# 4861 DEEDWARR
09/26/2017 10:20:15 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20170926-0098356

This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record as Instrument Number 20160603-0056083, Register's Office for Davidson County, Tennessee, Jonathan L. Estes and Elizabeth Adelle Estes, husband and wife and Robert L. Estes and Cassandra D. Estes, husband and wife conveyed certain real property in Davidson County, Tennessee, to Giddings Emery;

WHEREAS, by inadvertence and mutual mistake, said deed unintentionally conveyed the property to Giddings Emery instead of Leland Emery who was the intended Grantee;

WHEREAS, ***because of the error*** the Warranty Deed vests title to the subject property in the name of the Lender, Giddings Emery instead of the intended Grantee, Leland Emery; and,

WHEREAS, the Grantor and Giddings Emery have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto LELAND EMERY, her heirs successors and assigns, 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. 25 on the Plan of Resubdivision of T. W. Crutcher & Company's Plat of Jacob Hostetter's Subdivision of Lots No 1, 2 & 3 of the Bain Tract of record in Plat Book 843, page 71, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jonathan L. Estes and Elizabeth Adelle Estes, husband and wife and Robert L. Estes and Cassandra D. Estes, husband and wife by Warranty deed from Charles D. Perry III and wife, Catherine B. Perry of record in Instrument No. 20130814-0085232 Register's office for Davidson County, Tennessee dated August 08, 2013 and recorded on August 14, 2013.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said Grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument Number 20160603-0056083 Register's Office for said County.

FURTHER, the undersigned Giddings Emery joins in this conveyance for the purpose of acknowledging the correction of the Grantee's name and does hereby quitclaim and convey unto **Leland Emery,** all of his right title and interest in and to the above described real property.

IN WITNESS THEREOF the parties have executed this instrument as of this 22 day of September 2017.

GRANTORS:

Jonathan L. Estes

Elizabeth Adelle Estes

Robert L. Estes

Cassandra D. Estes

Giddings Emery

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state **JONATHAN L. ESTES,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22 day of September, 2017.

Notary Public

My Commission Expires: March 2 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

FURTHER, the undersigned Gidding Emery, joins in this conveyance for the purpose of acknowledging the correction of the Grantee's name and does hereby quitclaim and convey unto **Leland Emery,** all of his right title and interest in and to the above described real property.

IN WITNESS THEREOF the parties have executed this instrument as of this 23 day of August, 2017.

GRANTORS:

_____
Jonathan L. Estes

_____
Elizabeth Adelle Estes

Robert L. Estes
Robert L. Estes

Cassandra D. Estes
Cassandra D. Estes

_____
Gidding Emery

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of said county and state **JONATHAN L. ESTES**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: _____

FURTHER, the undersigned Giddings Emery, joins in this conveyance for the purpose of acknowledging the correction of the Grantee's name and does hereby quitclaim and convey unto **Leland Emery,** all of his right title and interest in and to the above described real property.

IN WITNESS THEREOF the parties have executed this instrument as of this 31st day of August 2017.

GRANTORS:

_____
Jonathan L. Estes

_____
Elizabeth Adelle Estes

_____
Robert L. Estes

_____
Cassandra D. Estes

_____
Giddings Emery

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of said county and state **JONATHAN L. ESTES**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state **ELIZABETH ADELLE ESTES**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22 day of September, 2017.

Notary Public

My Commission Expires: March 3 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state **ROBERT L. ESTES**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23 day of August, 2017.

Notary Public

My Commission Expires: March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state **CASSANDRA D. ESTES**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23 day of August, 2017.

Notary Public

My Commission Expires: March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

STATE OF Louisiana

COUNTY OF St Tammany

Personally appeared before me, the undersigned, a Notary Public of said county and state **GIDDINGS EMERY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of June, 2017.

Notary Public

My Commission Expires: with my life

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

AFFIANT

Sworn to and subscribed before me this the 25 day of September 2017.

NOTARY PUBLIC

My Commission Expires: March 3, 2020