Quitclaim Deed	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. Michael Peden Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF SEPTEMBER, 2017. Notary Public MY COMMISSION EXPIRES: 5-5-2020 (AFFIX SEAL)
A-CBT-17-2621-H	

JAMES A CANAVAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Michael Peden	**New Owner**	
(NAME) **2621 Old Buena Vista Rd.**	(NAME)	**070-07-0-001.03**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO CORRECT THE LEGAL DESCRIPTION SHOWN IN INSTRUMENT NO. 20150904-0090176. SAID INSTRUMENT WAS MISSING A CALL THAT CREATED AN INCOMPLETE LEGAL DESCRIPTION. CORRECT LEGAL DESCRIPTION WAS FOUND IN BOOK 3894, PAGE 738, RODC, TN.

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL PEDEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL PEDEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lots 6 and 7, unrecorded plan of the division of the J.S. SPURLOCK LANDS, described partly according to a survey made by Z.J. Wilkinson, Surveyor, June 17, 1963, to which reference is hereby made for a more particular description of said property.

Beginning on the westerly margin of the Old Buena Vista Road to a point 100 feet north of the northeast corner of the property conveyed to Hezekia Buckner, Jr. by deed from M.H. Webb and wife, of record in Book 3616, page 413, in the Register's Office, Davidson County, Tennessee, thence with said road north 48 degrees 15' west 50 feet; thence south 41 degrees 45' west 466 feet; thence north 41 degrees 45' east 390 feet to the point of beginning.

Being the same property conveyed to Michael Peden, their heirs and assigns by Warranty Deed from Andy Maloney, as Trustee for The 2621 Old Buena Vista Pike Trust, of record in Instrument No. 20150904-0090176, in the Register's Office, Davidson County, Tennessee, dated August 12, 2015 and recorded on August 12, 2015.

Bill Garrett Davidson County
Batch# 5509 **DEEDQC**
09/28/2017 09:25:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170928-0099227

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2621 Old Buena Vista Rd., Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 21 DAY OF SEPTEMBER, 2017.

Michael Peden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL PEDEN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 of September, 2017.

Notary Public
My Commission Expires: 5-5-2020
(SEAL)

JAMES A CANAVAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212