Bill Garrett Davidson County
Batch# 25143 DEEDQC
11/13/2017 02:49:02 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171113-0116468

This Instrument Prepared By:
BOTTORFF & KAVIN, PLC (RFK)
Attorneys at Law
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

QUITCLAIM DEED OF CORRECTION

Address of New Owner:
Tulip Street, LLC
483 Grand Oaks Drive
Brentwood, TN 37027

Send Tax Bills To:
Owner

Map and Parcel No.
082-15-204

WITNESSETH

WHEREAS by a Special Warranty Deed dated June 7, 2017, and recorded on June 12, 2017, Instrument No. 20170612-0058419, Register's Office for Davidson County, Tennessee, the Trustees of the Nashville District, Tennessee Conference of the United Methodist Church ("Grantor") intended to convey the property described on Exhibit A attached hereto and incorporated herein, to Tulip Street, LLC ("Grantee"); and,

WHEREAS, the Grantor has been made aware that the legal description contained in said Special Warranty Deed inadvertently failed to include the complete legal description of the property conveyed to the Grantee.

NOW THEREFORE, for and in consideration of the foregoing premises, and the sum of One Dollar ($1.00) and other good and valuable consideration, the payment and receipt of which is hereby acknowledged, the said Trustees of the Tennessee Conference of the United Methodist Church ("Grantor") hereby quitclaims, transfers and conveys to Tulip Street, LLC ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land now correctly described on Exhibit A attached hereto and incorporated herein.

This is improved property known as 518 Russell Street, Nashville, Tennessee 37206.

The Nashville District of the United Methodist Church ceased to exist on June 30, 2017; the Tennessee Conference Trustees were named as Successor to the Nashville District Trustees, and as such, execute this Quitclaim Deed of Correction pursuant to the authority granted to them by the Book of Discipline of the United Methodist Church, §2512.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed of Correction on this the 13th day of November, 2017.

TRUSTEES OF THE TENNESSEE
CONFERENCE OF THE
UNITED METHODIST CHURCH

By: _____, Chairman
James R. Hewgley, Chairman

By: _____
Paul E. Gardner, Secretary

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James R. Hewgley, with whom I am personally acquainted, (or proved to me known on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chairman of the Trustees of the Tennessee Conference of the United Methodist Church, the within named bargainor, and that he as such authorized person executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself as Chairman.

Witness my hand and Notarial Seal this 13th day of November, 2017.

_____
Notary Public

My Commission Expires: January 9, 2018

JAMES R. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires [redacted]

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Paul E. Gardner, with whom I am personally acquainted, (or proved to me known on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Secretary of the Trustees of the Tennessee Conference of the United Methodist Church, the within named bargainor, and that he as such authorized person executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself as Secretary.

Witness my hand and Notarial Seal this 13th day of November, 2017.

James R. Allen
Notary Public

My Commission Expires: 1/9/2018

JAMES R. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires [redacted]

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration for this transfer is $-0-.

James R. Allen
Affiant

Sworn to and subscribed to before me,
this the 13th day of November, 2017.

Melinda W. Parker
Notary Public

My Commission Expires: 03/06/2018

MELINDA W. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

All that tract or land situated in Davidson County, State of Tennessee, and described as follows, to wit: Pts. Of Lot Nos. 23 and 24 in F.K. Zollincoffers (sic) Addition to Edgefield, now Nashville, said parts of said lots fronting 55 feet on the south side of Russell Street, and running back between parallel lines 174 feet to an alley.

Being the same property conveyed to the Trustees of the Tulip Street Methodist Episcopal Church, South of Nashville, Tennessee, and their successors in office, by deed dated October 19, 1921, from Charles H. Brandon, an unmarried man, of record in Book 577, page 651, Register's Office for Davidson County, Tennessee. Further being the same property having since passed to the Trustees of the Nashville District, Tennessee Conference of the United Methodist Church by operation of Paragraph 2549 of the Book of Discipline of the United Methodist Church and further by action of the Tennessee Annual Conference on June 15, 2016, following the closure of Tulip Street United Methodist Church.

The above description is taken from the June 7, 2017 Special Warranty Deed. The added description is set forth hereinbelow and together they comprise the real property sold to the Grantee; both tracts of land having been combined into one parcel by the Property Assessor of Metropolitan Davidson County as Lots 24 and 25 and pt of Lot 23, Zollicoffer Addition.

Further being a certain lot of land situated in East Nashville, Davidson County, Tennessee on the south side of Russell Street and bounded as follows, to wit: Beginning at the S.W. corner of Russell and Sixth Sts and running thence with said Russell St 75 feet to a point; thence South 174 feet to an alley; thence with said alley to the said Sixth St; thence north with the Street aforesaid to the beginning being known and designated as Lot No. 25 and 25 feet off the East side of Lot No. 24 in Zollicoffers' Addition to Edgefield, which plan is recorded in Book 19, page 162 said Register's Office.

Being the same property conveyed to the Trustees of the Tulip Street Methodist Episcopal Church South of Nashville, Tennessee, their successors and assigns by deed dated May 17, 1889 from William G. Briess, et al. of record in Deed Book 125, page 47.

The Restrictions, Limitations and Reservations set forth in the Special Warranty Deed also apply to the additional property described in this Quitclaim Deed of Correction.