DEED OF CORRECTION

Address of New Owner:
Benjamin Michael Smith
Jemina P. Abegg
428 Nesbitt Lane
Madison, TN 37115

Send Tax Bills To:
OWNER

Map & Parcel:
04207009900

Bill Garrett Davidson County
Batch# 25433 **DEEDQC**
11/14/2017 10:54:32 AM 1 pg
Fees: $12.00 Taxes: $0.00

20171114-0116891

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow
3325 Aspen Grove Dr, Ste 104
Franklin, Tennessee 37067
#11246

WHEREAS, Jerry Cuffman a.k.a. Jerald L. Cuffman and wife Sally Cuffman, conveyed unto **Benjamin Michael Smith and Jemina P. Abegg, husband and wife,** by Deed dated September 9th , 2016, that certain property of record in Instrument No. 20160914-0096807, said Register's Office, Davidson County, Tennessee.

THAT WHEREAS, by inadvertence and mistake, herein above said **Warranty Deed** contained the following scrivener's errors in that the **Legal Description** was omitted at time of recording.

NOW, THEREFORE for the purpose of correcting said conveyance:

I/We **Jerry Cuffman a.k.a. Jerald L. Cuffman and wife Sally Cuffman,** do hereby Quitclaim to **Benjamin Michael Smith and Jemina P. Abegg, husband and wife, THEIR** Heirs and Assigns, all my rights, title and interest in the following land located in **Davidson** County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Madison Meade, Section II of record in Plat Book 3700, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 84 fronts 228.40 feet on the Northerly side of Nesbitt Lane and extends back 295.1 feet on the Easterly line and 264.17 feet on the Westerly line, to a dead line in the rear on which it measures 64.15 feet.

Being the same property conveyed to **Jerald L. Cuffman and wife Judith V. Cuffman,** by Warranty Deed from Carole A. DeMontbreun, unmarried of record in Book 5926, Page 296, Register's Office for Davidson County, Tennessee. **Judith V. Cuffman,** having since died on August 20, 2014.

Jerry Cuffman being one and the same as Jerald L. Cuffman.

Sally Cuffman, current spouse of the **Jerry Cuffman a.k.a. Jerald L. Cuffman,** joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This is improved property (X) known as: 428 Nesbitt Lane, Madison, TN 37115

Witness our hand(s) this the 8 day of November 2017.

Jerry Cuffman

Sally Cuffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name **Jerry Cuffman and Sally Cuffman** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 8 day of November 2017.

Notary Public
Commission Expires:

BETH HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018