This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
Brentwood, Tennessee 37027

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Bill Garrett Davidson County
Batch# 40088 AFFIDAVIT
12/21/2017 08:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171221-0129845

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Matthew D. Faulk, of LEGACY LAW GROUP, PLLC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief that:

1. LEGACY LAW GROUP, PLLC, prepared and recorded a Quitclaim Deed executed by ARTHUR JOHN ULM III and wife, CHRISTY ULM, as recorded in Instrument No. 20150528-0048890, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto and made a part hereof (the "**Deed**").

2. The New Owner description of this property that appears of record in the Deed is set forth as follows:

   KATHRYN B. MARTIN, TRUSTEE
   CANTRELL AVENUE TRUST
   714 CANTRELL AVENUE
   NASHVILLE, TN 37215

3. Reference was made in the first full paragraph under the heading "Quitclaim Deed" to "JOHN BYRON COX, Trustee." This entry was inadvertently and unintentionally listed and is, as such, a scrivener's error. Any such reference should be substituted with "KATHRYN B. MARTIN, Trustee."

All other matters contained in said Deed remain the same.

Dated this 20th day of December, 2017.

Legacy Law Group, PLLC

By: Matthew D. Faulk, Attorney

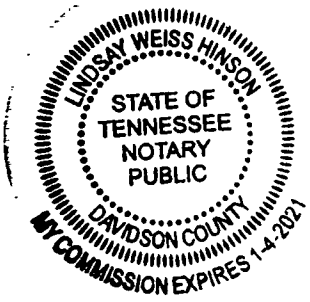
STATE OF TENNESSEE

COUTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew D. Faulk, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of December, 2017.

NOTARY PUBLIC
My Commission Expires: 1/4/21



BILL GARRETT, Davidson County
Trans:T20150041134 DEEDQC
Recvd: 05/28/15 08:47 2 pgs
Fees:12.00 Taxes:0.00
20150528-0048890

This Instrument Prepared By:
LEGACY LAW GROUP, PC, 216 Centerview Drive, Suite 317, Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
KATHRYN B. MARTIN, TRUSTEE CANTRELL AVENUE TRUST 714 CANTRELL AVENUE NASHVILLE, TN 37215	SAME	MAP: 117-10 PARCEL: 54.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(3)(F).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

Sworn to and subscribed before me this 7th day of October, 2014.

Notary Public
My Commission Expires: 05-03-2017

QUITCLAIM DEED

FOR -0- dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, ARTHUR JOHN ULM III AND WIFE, CHRISTY ULM, for the express purpose of conveying all of our right, title and interest in this property, do hereby quitclaim and convey unto JOHN BYRON COX, Trustee, of the CANTRELL AVENUE TRUST, dated October 7, 2014, all of our right, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly 60 feet of Lot No. 7 and the northerly 20 feet of Lot No. 8 of Block "J" on the Plan of W.M. Cantrell's subdivision, of record in Book 332, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arthur John Ulm III and wife, Christy Ulm by

Warranty Deed of record by Homes by Larsson, Inc., a Tennessee Corporation, by Instrument No. 20111110-0088221, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to any existing limitations, restrictions, and encumbrances as may affect the premises, including all matters appearing on the plan of record in Book 332, page 85, said Register's Office.

This is improved property known as 714 Cantrell Avenue, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 7th day of October, 2014.

ARTHUR JOHN ULM III

CHRISTY ULM

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ARTHUR JOHN ULM III and CHRISTY ULM with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of October, 2014

NOTARY PUBLIC

My Commission Expires: _____

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Exp. January 9, 2016

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

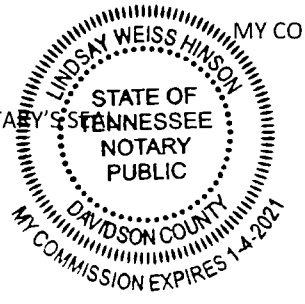
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).