Bill Garrett Davidson County
Batch# 48271 DEEDQC
01/17/2018 10:59:08 AM 2 pgs
Fees: $13.00 Taxes: $247.90
20180117-0004715

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd., Suite 104
Brentwood, TN 37027

JONATHON PRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is: 67,000.00.

_____ Affiant

Subscribed and sworn to before me, this 11 day of Jan 2018.

_____
Notary Public

My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer R. Martin 3528 Pleasant Valley Road Nashville, TN 37204	New Owner	118-14-0-134.00

DEED OF CORRECTION

KNOW ALL MEN BY THESE PRESENTS, this Deed of Correction is entered into between **Linda M. Shepherd and Jennifer R. Martin** ("Grantors"), and **Jennifer R. Martin** ("Grantee"), her heirs and assigns.

RECITALS

WHEREAS, **Linda M. Shepherd and Jennifer R. Martin** executed a **Quitclaim Deed** recorded on August 22, 2017, as **Instrument Number 20170822-0085989**, Register's Office for Davidson County, Tennessee ("Quitclaim Deed") to Grantee to convey the real property commonly known as **3528 Pleasant Valley Road, Nashville, TN 37204** (the "Property"), which Property is legally described below;

WHEREAS, the Quitclaim Deed contained an Affidavit of Value stating that the actual consideration for the transfer was $503,000.00;

WHEREAS, the Grantors hereby desire to amend the Affidavit of Value to state their opinion of value for the Property rather than the actual consideration for the transaction;

WHEREAS, prior to executing and recording the Quitclaim Deed, the Grantors obtained an appraisal which stated an opinion of value for the Property in the amount of $579,000.00;

NOW THEREFORE, the Affidavit of Value contained in the Original Deed is hereby corrected to **$570,000.00** and transfer taxes in the amount of $_____ are being paid simultaneously with the recording of this Deed of Correction, which when added to the transfer taxes paid in connection with recording the Quitclaim Deed, are sufficient for a deed conveying a property valued at $570,000.00. Said Grantors do transfer and convey to the Grantee, their successors and assigns and person representatives, the below described subject property, and do hereby approve and affirm the above said prior Quitclaim Deed and conveyance executed by the Grantors to Grantee, their successors and assigns and person representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Longview Manor, Sections One and Two, as of record in Book 1424, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

This conveyance is subject to the following:

All matters appearing on the Plan of Longview Manor, Sections One and Two, as of Record in Book 1424, Page 127, Register's Office for said County.

Restrictions of record in Book 1781, Page 520 and Book 1760, Page 25, Register's Office for said County.

Being the same property conveyed to Linda M. Shepherd and Jennifer R. Martin by Deed recorded as Instrument Number 20060324-0034042, Register's Office for Davidson County, Tennessee.

This Deed of Correction is being prepared and executed in order to correct the record of value for the Property from $503,000.00 to $570,000.00 and so that the Property can be comped with other properties in the area more accurately.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11 day of January 2018.

Linda M. Shepherd

Jennifer R. Martin

STATE OF TN COUNTY OF Williamson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Linda M. Shepherd and Jennifer R. Martin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of January 2018.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD