Bill Garrett Davidson County
Batch# 62290 DEEDQC
02/26/2018 09:56:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180226-0017670

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

State of Tennessee
County of Davidson
The Actual Consideration or
Value, whichever is greater,
for this transfer is $0.00.

Affiant

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to
before me, this the 20th day
of February, 2018.

Notary Public

My Commission Expires:
9-10-2018

Address New Owner as follows:
Kimberly Cameron
5211-A Illinois Ave
Nashville, TN 37209

Send Tax Bill to:
Highlands Residential Mortgage
12001 N. Central Expressway, Ste. 750
Dallas, TX 75243

Map-Parcel Numbers:

091-11-0K-002.00-CO

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Instrument Number 20161102-0115993, Register's Office for Davidson County, Tennessee, Harold G. Johnson, Jr. (hereinafter "Grantor") conveyed certain real property in Davidson County, Tennessee, to Kimberly Cameron (hereinafter "Grantee").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description by failing to reference the Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Homes at 5211 Illinois Avenue, A Horizontal Property Regime With Private Elements. Such failure to reference said Third Amendment in the legal description resulted in Unit "B" of the prior plat being conveyed to Grantee rather than Unit "A" of the current plat;

WHEREAS, the correct legal description is as follows:

Land in Davidson County, Tennessee, being Unit "A" on the Plan of Homes at 5211 Illinois Avenue, a Horizontal Property Regime with Private Elements, attached as Exhibit "A" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 5211 Illinois Avenue a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160125-0006786, as amended in Instrument No. 20160225-0018136 and Instrument No. 20160301-0019444, and further amended in a Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Homes at 5211 Illinois Avenue, A Horizontal Property Regime With Private Elements, referencing a Third Revised Exhibit A attached to said Third Amendment, replacing in their entirety all prior recorded plats, dated September 13, 2016, of record in Instrument Number 20160913-0096346, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Harold G. Johnson, Jr., by Warranty deed from Lamar Throneberry, Jr., of record in Instrument No. 20150401-0027988 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on April 01, 2015.

WHEREAS, the Grantor and Grantee have agreed to correct said error;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to him in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantee, her heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the Plan of Homes at 5211 Illinois Avenue, a Horizontal Property Regime with Private Elements, attached as Exhibit "A" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 5211 Illinois Avenue a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160125-0006786, as amended in Instrument No. 20160225-0018136 and Instrument No. 20160301-0019444, and further amended in a Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Homes at 5211 Illinois Avenue, A Horizontal Property Regime With Private Elements, referencing a Third Revised Exhibit A attached to said Third Amendment, replacing in their entirety all prior recorded plats, dated September 13, 2016, of record in Instrument Number 20160913-0096346, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Harold G. Johnson, Jr., by Warranty deed from Lamar Throneberry, Jr., of record in Instrument No. 20150401-0027988 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on April 01, 2015.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument Number 20161102-0115993, Register's Office for said County.

IN WITNESS THEREOF the Grantor and Grantee have executed this instrument as of this 20th day of February, 2018.

GRANTOR

Harold G. Johnson, Jr.

GRANTEE

Kimberly Cameron

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 **Harold G. Johnson, Jr.**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of February, 2018.

My commission expires: 9-10-2018 Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal this 24th day of January, 2018.

My commission expires: 12/1/2020 Notary Public

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY