This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 009000
PARCEL: 208.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Roger E. Bowen & Kenneth L. Bowen
8006 Ridgewood Rd.
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 64272 DEEDQC
03/02/2018 09:34:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180302-0019692

Correction Administrator's Quitclaim Deed

This Deed of Correction is made on this the 28th day of February 2018, by Kenneth L. Bowen, Administrator for the Estate of Roberta Carolyn Wherry Bowen, referred to as Grantor, and Roger E. Bowen and Kenneth L. Bowen, referred to as Grantees. Recitals

1. Grantor conveyed a tract or parcel of land to grantees by Administrator's Quitclaim Deed dated 1/6/2016, which of recorded in Instrument No. 20160108-0001995, Register's Office for Davidson County, Tennessee.

2. In said instrument, the legal description of the property was incorrect.

3. For the sole purpose of correcting said error, Grantor and Grantees desire to make and execute this Deed of Correction.

Now, therefore, Kenneth L. Bowen, Administrator for the Estate of Roberta Carolyn Wherry Bowen, Grantor, in and for the considerations expressed in the above-mentioned deed paid by Grantees, the receipt and sufficiency of which are acknowledged and confessed, grants, sells, and conveys, unto Roger E. Bowen and Kenneth L. Bowen, Grantees, the following described property:

Land in Davidson County, Tennessee, being Tract No. 1 of a part of the T. J. Wilkinson Estate located in the 14th Civil District of Goodlettsville, Davidson County, Tennessee, and is a more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc., dated October 25, 1995, as follows:

Beginning at an iron rod (new) in the northerly margin of Ridgewood Road marking the southeast corner of the Carl K. Keaton Property as of record in Deed Book 2639, Page 419, Register's Office for Davidson County, Tennessee, and the southwest corner of this described tract; thence, leaving said margin with the common line of said property, North 04 deg. 00' 00" East 577.58 feet to an iron rod (new) marking the northwest corner of this described tract; thence, with an existing old fence line along the northerly line of this described tract, South 89 deg. 02' 54" East, 537.97 feet to an iron rod (new) marking the northeast corner of this described tract and the northwest corner of Tract No. 2; thence, with the common line of said tracts, South 33 deg. 59' 20" West, 781.03 feet to an iron rod (new) in the northerly margin of Ridgewood Road; thence, with said margin with a curve to the left having a chord bearing of N 60 degrees 25' 17" West, 162.78 feet, a radius of 501.83, feet and a distance of 163.50 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Roger E. Bowen and Kenneth L. Bowen, as tenants in common by Administrator's Quitclaim Deed dated 1/6/16 from Kenneth L. Bowen, Administrator for the Estate of Roberta Carolyn Wherry Bowen, deceased of record in Instrument Number 20160108-0001995 and Emory Bowen, Jr. and wife, Roberta W. Bowen, as tenants by the entirety by Warranty Deed dated 10/2/1998 from Wanda Faye Walker, unmarried of record in Book 11144, Page 518, Register's Office for Davidson County, Tennessee. Emory Bowen Jr., having predeceased Roberta W. Bowen on 11/28/10. Roberta W. Bowen aka Roberta Carolyn Wherry Bowen having died intestate on 5/3/15, leaving Roger E. Bowen and Kenneth L. Bowen as her only heirs at law as established by Probate File 15P873, Probate Clerks Office for Davidson County, Tennessee.

To have and to hold the above-described property, together with all and singular the rights, ways, and appurtenances belonging or at all appertaining to the premises and grantor does bind grantor, grantor's heirs, successors, and assigns, to warrant and forever defend all and singular the property unto grantee, grantee's heirs, successors and assigns against every person lawfully claiming or to claim the above-described property or any part of it.

This deed is executed as a Correction Deed given and accepted in place of that deed executed by the grantors to the grantee as above set forth and is made to correct the above-mentioned error and confirm the deed and it will be effective as of, and retroactive to, the date of the original deed.

IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seal the day and year first above written.

Kenneth L. Bowen Administrator for the
Estate of Roberta Carolyn Wherry Bowen

Roger E. Bowen

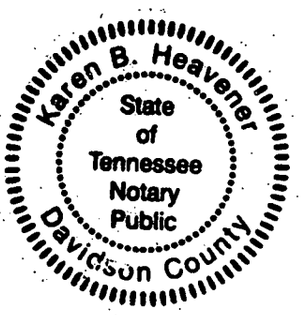
Kenneth L. Bowen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth L. Bowen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Administrator of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 28th February, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

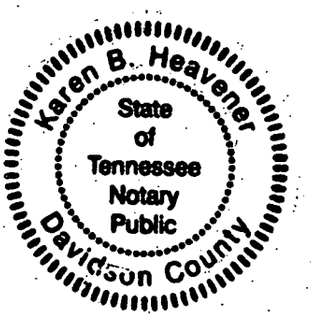


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roger E. Bowen and Kenneth L. Bowen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Kenneth L. Bowen
Affiant

Sworn to and subscribed before me, this 28th day of February, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

