Bill Garrett
Batch# 96237
05/24/2018 09:27:24 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20180524-0049741

Prepared by:

Hitchcock Title Company
113 South Side Square
Shelbyville, TN 37160

New Owner and Tax Responsibility:

Mary Katherine Welborn
127 Cumberland Trace
Nashville, TN 37214

Map/Parcel: 073160A12700CO

DEED OF CORRECTION

WHEREAS, **Amanda J. Browning**, sole heir to the Estate of Randy L. Browning, conveyed a certain tract of land to **Mary Katherine Welborn, unmarried,** by Quitclaim Deed dated March 2, 2017, of record as Instrument Number 20170510-0046366, Register's Office, Davidson County, Tennessee; and

WHEREAS, in the Quitclaim Deed above described, **Amanda J. Browning** did not convey her right, title and interest as an individual; and

WHEREAS, all parties now desire to correct and clarify the original Quitclaim Deed relative to the ownership of the property; and

NOW THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Amanda J. Browning** desires to convey any right, title and interest as an individual to **Mary Katherine Welborn, unmarried,** her heirs and assigns, the following real property located in Davidson County, Tennessee, to-wit:

BEING Unit No. 127 as shown on the Plat of Cumberland Trace of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6216 page 528, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

BEING the same property conveyed to Randy L. Browning, unmarried, by Warranty Deed from George R. Sells, unmarried, dated April 14, 2008, and filed as Instrument No. 20080416-0038653, said Register's Office. The said Randy L. Browning having died intestate with title now being vested in Amanda J. Browning, sole heir at law and she takes title to this property by the law of descent and distribution, pursuant to the Affidavits of Heirship filed as Instrument Nos. 20170222-0017886 and 20170222-00117887, said Register's Office.

This is improved property known as 127 Cumberland Trace, Nashville, TN 37214.

WITNESS our signatures the day and date of our respective acknowledgments.

Amanda J. Browning

Mary Katherine Welborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **Amanda J. Browning**, the bargainor, with whom I am personally acquainted or proved identity to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this 15th day of Dec, 2017.

Notary Public

BRITTANY A SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: June 15 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **Mary Katherine Welborn**, the bargainor, with whom I am personally acquainted or proved identity to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this 16th day of May, ~~2018~~ 2018 DTW

Notary Public

DEAN T WOODS
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

My Commission Expires: 10-23-2021