This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Bill Garrett Davidson County
Batch# 103483 DEEDQC
06/12/2018 12:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180612-0056391

QUITCLAIM DEED OF CORRECTION

WHEREAS, by General Warranty Deed of record as Instrument No. 20050929-0117327, Register's Office for Davidson County, Tennessee, **James D. Moreland, Trustee of the Marital Trust (a/k/a Trust A) u/a/d September 9, 1991**, as grantor conveyed a certain real property in Davidson County, Tennessee, to **Erin E. Kavanaugh** as "Grantee";

WHEREAS, by inadvertence and mutual mistake, the legal description in the deed was incomplete because it failed to include a second parcel of land known as Parcel 1 on the Plan of Briley Corners of record in Book 6900, Page 333, said Register's Office which second parcel was a part of the property intended to be conveyed;

WHEREAS, said deed named Michael Kavanaugh as a Grantee, however, Michael Kavanaugh has conveyed his interest in the property to Erin Kavanaugh and therefore Michael Kavanaugh is not a Grantee in this instrument and is not a party to the correction of the legal description error;

WHEREAS, Pursuant to the trusts created in the Moreland Family Living Trust agreement dated September 9, 1991, upon the death of the last beneficiary of the Trust, the property of the Trust is to be distributed to the living child(ren) of the grantors of the Trust. The undersigned Jan Gilchrist, Debra Apple and Marilyn McCamish are all the children (heirs at law) of James D. Moreland and Mary Louise Moreland and are the "Grantors" of this conveyance

WHEREAS, the Grantee and Grantors have agreed to correct said errors;

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

LAND in Davidson County, Tennessee, being Parcel 1 on the Plan of Briley Corners of record in Book 6900, page 333, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James D. Moreland, Trustee of the Marital Trust (a/k/a TRUST "A") U/A/D September 9, 1991 by deed from James D. Moreland Trustee of the Credit Shelter Trust (a/k/a Trust "B") u/a/d September 9, 1991 of record as Instrument Number 19991230-0309380 said Register's Office. Further, being a portion of the same property conveyed to James D. Moreland, Trustee of the Marital Deduction Trust (a/k/a Trust "A") u/a/d September 9, 1991 by deed from James D. Moreland, Trustee of the Moreland Family Revocable Living Trust dated September 9, 1991 of record as Instrument Number 19991229-0308486 said Register's Office.

Note: Mary Louise Moreland died on May 5, 1999. Further, the said James D. Moreland died on February 13, 2009 at which time the Marital Trust and Marital Deduction Trust terminated. Pursuant to the trusts created in the Moreland Family Living Trust agreement dated September 9, 1991, upon the death of the last beneficiary of the Trust, the property of the Trust is to be distributed to the living child(ren) of the grantors of the Trust. The undersigned Jan Gilchrist, Debra Apple and Marilyn McCamish are all the children (heirs at law) of James D. Moreland and Mary Louise Moreland who make this conveyance for the purposes herein set forth. See also Affidavit of Heirship of record as Instrument Number ——201806120056390——————, **said Register's Office.**

This is improved property located at 209 Craigmeade Drive, Nashville, Tennessee 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS THEREOF the parties have executed this instrument as of this 7 day of June, 2018.

GRANTORS:

Jan Gilchrist

Debra Apple

Marilyn McCamish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Marilyn McCamish**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of June, 2018.

Allison N. Humble
Notary Public

My Commission Expires: 08/07/2021

ALLISON N. HUMBLE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jan Gilchrist**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of June, 2018.

Notary Public

My Commission Expires: March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Debra Apple**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of June, 2018.

Notary Public

My Commission Expires: March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

Erin E Cavanaugh
AFFIANT

Sworn to and subscribed before me this the 8 day of June, 2018

NOTARY PUBLIC

My Commission Expires: March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

I, **Andy Maloney, do hereby make oath that I am a licensed attorney and/or the 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.**

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021

201806120056391