Bill Garrett Davidson County
Batch# 121532 DEEDQC
07/27/2018 02:33:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20180727-0073595

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III, 017760
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
William Lawrence Martin, Jr. and Debra E. Martin
6853 Old Hickory Blvd
Whites Creek, TN 37189

SEND TAX BILLS TO:
Amrock, Inc.
662 Woodward Avenue
Detroit, MI 48226-1906

NEW OWNER'S MAILING ADDRESS:
William Lawrence Martin, Jr. and Debra E. Martin
6853 Old Hickory Blvd
Whites Creek, TN 37189

MAP–PARCEL NUMBER(S): 03000025000

CORRECTIVE QUITCLAIM DEED

64602295-461580

THIS INDENTURE, made and entered into this 16 day of July 2018, by and between **William Lawrence Martin, Jr. and wife, Debra E. Martin**, hereafter "Grantor", and **William Lawrence Martin, Jr. and Debra E. Martin, husband and wife**, hereafter "Grantee".

WITNESSETH: that, for and in consideration of **Ten** Dollars (**$10.00**), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in **Davidson** County, State of **Tennessee**:

See Exhibit "A" attached hereto and made a part hereof for all purposes

Property Address: 6853 Old Hickory Blvd, Whites Creek, TN 37189

Being the same property conveyed to **William Lawrence Martin, Jr. and wife, Debra E. Martin**, by deed dated **October 19, 1999**, of record in Liber/Book **11709**, Page/Folio **83**, in the Office of the Clerk of **Davidson** County, **Tennessee**.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(4): "Deed is a quitclaim deed with no consideration given so no transfer tax results because transfer tax on a quitclaim deed is calculated based only on the actual consideration given."

***This deed is intended to correct and replace the recorded Quitclaim Deed dated,* October 19, 1999, *in Book 11709, page 83, in the Davidson County Clerk's Office, Tennessee, whereas the legal description inadvertently described the access easement being West and should correctly state East. Other than the stated correction, this Correction Quitclaim Deed is intended to restate in all respects the Original Document, and the effective date of this Correction Quitclaim Deed relates back to the effective date of the Original Instrument. ***

No Title Examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR:

William Lawrence Martin Jr.

William Lawrence Martin, Jr.

Debra E. Martin

Debra E. Martin

STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 6 day of July, 2018, before me personally appeared **William Lawrence Martin, Jr. and Debra E. Martin** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Signature of Notary Public

Rodriguez Turner
Printed Name of Notary Public

My Commission Expires: 5/20/2020

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Driver License

AFFIDAVIT OF VALUE

STATE OF Tennessee §
§
COUNTY OF Davidson §

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this 7/16/18
William Lawrence Martin, Jr. and Debra E. Martin

Signature of Notary Public

Rodriguez Turner
Printed Name of Notary Public

My Commission Expires: 8/20/2020

(NOTARY SEAL OR STAMP)

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Driver License

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 03000025000

Land situated in the County of Davidson in the State of TN

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE SOUTH BY RUSSELL L. WOOD (BOOK 3178, PAGE 367) AND JAMES LESTER OLIVER (BOOK 8003, PAGE 159), ON THE WEST BY PARVIS MOGHADDAM (BOOK 9155, PAGE 949), AND ON THE NORTH AND EAST BY REMAINING LANDS OF WILLIAM LAWRENCE MARTIN (BOOK 8352, PAGE 710), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHEAST CORNER OF PARVIS MOGHADDAM, BEING A COMMON CORNER WITH JAMES LESTER OLIVER, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH MOGHADDAM'S LINE, NORTH 25 DEGREES 02 MINUTES 00 SECONDS WEST 385.00 FEET TO AN IRON PIN SET; THENCE SEVERING THE LANDS OF WILLIAM LAWRENCE MARTIN, SOUTH 86 DEGREES 23 MINUTES 00 SECONDS EAST 736.68 FEET TO AN IRON PIN SET, AND SOUTH 04 DEGREES 45 MINUTES 31 SECONDS EAST 371.05 FEET TO AN IRON PIN SET AT A COMMON CORNER WITH RUSSELL L. WOOD; THENCE WITH WOOD'S LINE, NORTH 68 DEGREES 00 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE CONTINUING WITH WOOD'S LINE AND OLIVER'S LINE, NORTH 86 DEGREES 23 MINUTES 00 SECONDS WEST 455.05 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES, MORE OR LESS, AND DESCRIBED ACCORDING TO A BOUNDARY SURVEY & SOILS GRID MAP OF A PORTION OF WILLIAM LAWRENCE MARTIN PROPERTY, PREPARED BY RAY G. COLE, TENN. R.L.S. NO. 924, DATED JULY 29, 1999.

THERE IS ALSO CONVEYED BY THIS INSTRUMENT AN EXCLUSIVE 50 FT. WIDE INGRESS-EGRESS EASEMENT ALONG THE SOUTHERLY LINE OF THE REMAINING PROPERTY OF WILLIAM LAWRENCE MARTIN, JR., ET UX, THE SOUTHERLY LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED 5.01 ACRE TRACT, BEING ALSO INTERIOR CORNER OF RUSSELL WOOD, AND PROCEEDING ALONG THE SOUTHERLY LINE OF THE REMAINING MARTIN PROPERTY AND THE NORTHERLY LINE OF RUSSELL L. WOOD, AS FOLLOWS: NORTH 72 DEGREES 25 MINUTES 00 SECONDS EAST 118.28 FEET; THENCE SOUTHEASTERLY 45.65 FEET; THENCE NORTH 87 DEGREES 26 MINUTES 00 SECONDS EAST 78.89 FEET: THENCE NORTH 64 DEGREES 45 MINUTES 00 SECTION EAST 102.74 FEET; THENCE SOUTHEASTERLY 43.49 FEET TO A POINT, 43.79 FEET TO A POINT, AND 32.68 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF WOOD AND JOHN L. CRAWFORD (BOOK 4637, PAGE 476), SOUTH 35 DEGREES 33 MINUTES 00 SECONDS WEST 344.60 FEET; THENCE SOUTH 51 DEGREES 15 MINUTES 00 SECONDS EAST 246.96 FEET TO A POINT, BEING THE SOUTHEASTERLY CORNER OF THE REMAINING MARTIN LAND.

THE ABOVE SAID 50 FT. EXCLUSIVE EASEMENT CONNECTS TO A 12 FT. EASEMENT CONVEYED TO WILLIAM LAWRENCE MARTIN, JR. AND WIFE, DEBRA ELAINE MARTIN, IN QUITCLAIM DEED FROM MARY FRANCES MARTIN OF RECORD IN BOOK 8352, PAGE 710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH EASEMENT WAS ALSO CONVEYED IN BOOK 542, PAGE 484. IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO RUN WITH THE LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 12 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED ACCORDING TO A BOUNDARY SURVEY & SOILS GRID MAP OF A PORTION OF WILLIAM LAWRENCE MARTIN PROPERTY, BY RAY G. COLE, TENN. R. L. S. NO. 924, DATED JULY 29, 1999, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF OLD HICKORY BOULEVARD WHERE THE PROPERTIES OF RICHARD H. CAPE (BOOK 10019, PAGE 759) AND G. C. GARRETT, ET UX (BOOK 5852, PAGE 403) ABUT OLD HICKORY BOULEVARD AND THE 12-FOOT EASEMENT DESCRIBED HEREIN; THENCE NORTH 35 DEGREES11 MINUTES 56 SECONDS EAST 97.82 FEET TO A POINT; THENCE NORTHEASTERLY 64.10 FEET TO A POINT AND 54.24 FEET TO A POINT; THENCE NORTH 22 DEGREES 51 MINUTES 42 SECONDS WEST 75.03 FEET TO A POINT; THENCE NORTH 38 DEGREES 07 MINUTES 31 SECONDS WEST 298.15 FEET TO A POINT; THENCE NORTH 40 DEGREES 08 MINUTES 31 SECONDS WEST 260.25 FEET TO A POINT; THENCE NORTH 52 DEGREES 42 MINUTES 57 SECONDS WEST 105.97 FEET TO A POINT; THENCE NORTHWESTERLY 51.78 FEET TO A POINT IN A CREEK BEING THE PROPERTY LINE BETWEEN JOHN L. CRAWFORD (BOOK 4637, PAGE 476) AND WILLIAM LAWRENCE MARTIN, JR. AND WIFE, DEBRA ELAINE MARTIN, AND MARY FRANCES MARTIN (BOOK 8352, PAGE 710).

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Being the same property conveyed to William Lawrence Martin, Jr. and Debra E. Martin, husband and wife, by deed dated July 16, 2018 of record in Deed Book , Page , in the County Clerk's Office.

Commonly known as: 6853 Old Hickory Blvd, Whites Creek, TN 37189-9204

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne