Bill Garrett Davidson County
Batch# 130869 DEEDQC
08/20/2018 10:44:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180820-0082195

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, Tennessee 37204

New Owner:
Travis Dillard
1108 Dawnwood Drive
Old Hickory, TN 37138

Send Tax Bills to:
SAME

Map & Parcel:
043-13 0 187.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Travis Dillard
Affiant

Subscribed and sworn to before me this 14th day of August, 2018.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5-3-2021

Notary Public

DEED OF CORRECTION
QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property to **Travis Dillard ,** from **Christine J. Nilan**, has been previously been executed and put of record in Instrument Number 20161020-0111095, Register's Office for Davidson County, Tennessee,

and

WHEREAS, the said Warranty Deed was deficient or contained errors in that it conveyed the wrong legal description [redacted] as follows:

Property located in the 11th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Pleasant Acres, Section 5, as of record in Book 2331, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Christine J. Nilan by Quitclaim Deed of record in Instrument Number 20110614-0045447, Register's Office for Davidson County, Tennessee.

WHEREAS, the parties execute this Deed of Correction for the purpose of correcting the errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, **CHRISTINE J. NILAN**, hereinafter referred to as Grantor, has bargained and sold, and by these presents transfer and convey unto the said **Travis Dillard**, hereinafter referred to as Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to wit:

Lot 20 of Block F on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County. Said Lot No. 20 fronts 50 feet on the northerly side of Elm Street and runs back between parallel lines 150 feet to a dead line.

Being part of the same property conveyed to Christine J. Nilan by Quitclaim Deed of record in Instrument Number 20110614-0045447, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except, 2018 taxes which have been prorated and are assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whosoever.

WITNESS our hands this 14th day of August, 2018.

GRANTOR:

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Christine J. Nilan

Christine J. Nilan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of August, 2018, before me, the undersigned, personally appeared CHRISTINE J. NILAN, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and seal at office the day and year above written.

Julie Coone My Commission Expires: 5-3-2020

NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTEE:

Travis Dillard

TRAVIS DILLARD

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of August, 2018, before me, the undersigned, personally appeared TRAVIS DILLARD, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Julie Coone My Commission Expires: 5-3-2020

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY