This Instrument Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

Send Tax Bills To:
NEW OWNER

New Owner is:
Freddie B. Brown Jr.
2910 Clifton Ave
Nashville, TN 37209

Map and Parcel
092-05-0-296.00

Karen Y Johnson Davidson County
Batch# 137615 DEEDQC
09/06/2018 01:48:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180906-0088402

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STATE OF TENNESSE
COUNTY OF

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Freddie B Brown Jr.
Affiant

Subscribed and sworn to before
me this 21 day of August, 2018.

Notary Public

My commission expires: JUNE 30, 2023

G BELIOSSIAN
Notary Public – State of Michigan
County of Macomb
My Commission Expires Jun 30, 2023
Acting in the County of MACOMB

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DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveyed the within described property James E. Howard, Jr. to Freddie B. Brown, Sr. has previously been executed and put of record in Instrument No. 20170901-0090298, in the Register's Office of Davidson County, and

WHEREAS, the said Quitclaim Deed was deficient or contained errors as follows:
The legal description failed to reference the recorded plat in Plat Book 421, Page 191, and further fails to include a derivation clause.

NOW, THEREFORE, For in the consideration 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, James E. Howard Jr., hereinafter called the Grantor, has bargained and sold, and by these presents transfer and convey unto the said Freddie B. Brown Jr., hereinafter referred to as Grantee(s), their heirs and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Sam and Emily Lee's Subdivision of Lots, of record in Plat Book 421, Page 191, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Freddie B. Brown and wife, Cedell Brown by deed from Samuel Brown and wife, Huddie Brown of record in Book 4100, Page 705, Register's Office for Davidson County, Tennessee, dated January 13, 1967 and recorded January 13, 1967. The said Cedell Brown a/k/a C. Dell Brown, died November 20, 1989, leaving her husband, Freddie B. Brown, as the surviving tenant by the entirety. The said Freddie B. Brown died September 17, 1992, survived by his children, Delois Lillian Brown and Freddie B. Brown, Jr. The said Delois Lillian Brown a/k/a Delois L. Howard, died October 15, 1998, survived by her son, James E. Howard, Jr. According to an Affidavit of Heirship of record in Instrument No. 20170804-0080062, Register's Office for Davidson County, Tennessee, James E. Howard, Jr., is the sole heir at law of the said Delois L. Brown Howard. According to an Affidavit of Heirship of record in Instrument No. 20170804-0080063, Register's Office for Davidson County, Tennessee, Freddie B. Brown, Jr. is the sole heir at law of Freddie B. Brown, Sr. Being further conveyed to Freddie B. Brown, Jr. by Quitclaim Deed from James E. Howard, Jr., of record in Instrument No. 20170901-0090298, dated September 1, 2017 and recorded September 1, 2017, said Register's Office.

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

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

Witness our hands this 21 day of August, 2018.

GRANTOR:

James E Howard Jr.

GRANTEE:

Freddie B Brown Jr

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Macon)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James E Howard Jr., Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13 day of August, 2018.

KARRI PERDUE
STATE OF TENNESSEE NOTARY PUBLIC
MARION COUNTY

Karri Perdue
Notary Public

My Commission Expires: 3-19-19

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Freddie Braun, Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21 day of August, 2018.

Notary Public

My Commission Expires: JUNE 30, 2023

G BELIOSSIAN
Notary Public ~ State of Michigan
County of Macomb
My Commission Expires Jun 30, 2023
Acting in the County of Macomb