Karen Y Johnson Davidson County
Batch# 150354 DEEDQC
10/10/2018 09:19:49 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20181010-0100363

THIS INSTRUMENT PREPARED BY:

Bryan Howard
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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Bryan Howard
AFFIANT

Subscribed and sworn to before me this 20 day of September, 2018.

Branch Howard
Notary Public

My Commission Expires:

BRANCH HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Ronald William Sanford and Janice Ann Schweitzer, Trustees 224 Valley Bend Drive Nashville, TN 37214	-SAME-	Parcel 1 Map: 62 Parcels: 46 and 47 Parcel 2 081080U00500CO Parcel 3 117-04-00-002.00-CO

DEED OF CORRECTION

Explanation of Correction:

A certain deed recorded in the Register's Office for Davidson County, Tennessee, contained an error (consisting of an incorrect trust name) that needs to be corrected, to wit:

1. The Deed in need of correction is described below.

   Quitclaim Deed recorded on December 29, 2015, from Ronald W. Sanford and Janice A. Schweitzer, as Grantors, to Ronald William

Sanford and Janice Ann Schweitzer, Trustees of the Sanford Tennessee Community Property Trust.

2. **Matter Needing Correction**:

The name of the trust was listed incorrectly.

Here is the (incorrect) name of the trust contained in the aforesaid deed:

The Sanford Tennessee Community Property Trust dated December 23, 2015

Here is the corrected transfer of interest that should be in the deed described in Paragraph 1. hereinabove:

The Sanford Family Trust Agreement dated December 23, 2015

Corrected Deed of Conveyance

KNOW ALL PERSONS by these presents that Ronald W. Sanford and Janice A. Schweitzer, the Grantors, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcels of real property, hereby release, remise and quitclaim unto, Ronald William Sanford and Janice Ann Schweitzer, Trustees of the Sanford Family Trust Agreement dated December 23, 2015, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS my hand this 20th day of September, 2018.

RONALD W. SANFORD

JANICE A. SCHWEITZER

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald W. Sanford, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of September, 2018.

Bryan Howard
Notary Public

My Commission Expires: _____

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice A. Schweitzer, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of September, 2018.

Bryan Howard
Notary Public

My Commission Expires: _____

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

EXHIBIT A
Legal Description

PARCEL 1

Map-Parcel: P/O Map 62 – Parcels 46 and 47

Being that certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Pennington Bend Chase, as of record in Instrument No. 20060531-0063604, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald W. Sanford and wife, Janice A. Schweitzer, by Warranty Deed from Laura Goodwin and David M. Shearon, Joint Tenants With The Right of Survivorship, as to a one half undivided interest, and Cambridge Builders Corp., a Tennessee corporation, as to a one half undivided interest, by deeds of record at Instrument Number 20061027-0133790 in the Register's Office for Davidson County, Tennessee.

This is property known as 224 Valley Bend Drive, Nashville, TN 37214.

PARCEL 2

Map-Parcel: 081080U00500CO

Being that certain tract or parcel of land lying and being in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 5, Garfield Place Townhomes, a planned unit development, recorded in 20120809-0071219, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the property conveyed to Ronald Sanford and wife, Janice Schweitzer, by Warranty Deed from R.J. York Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20130819-0086957, Register's Office for Davidson County, Tennessee.

This is improved property known as 509 Garfield Street, Nashville, Tennessee 37208

PARCEL 3

Map-Parcel: 117-04-0O-002.00-CO

Being that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No. B of Homes at 1512 Kirkwood Townhomes, as the same is set out in the Declaration of Covenants, Conditions

and Restrictions of record in Instrument Number 20130712-0072465, as amended in Instrument No. 20150717-0070121, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Janice A. Schweitzer and husband, Ronald W. Sanford, by Warranty Deed from A & C Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20150717-0070122 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 17, 2015.

This is improved property known as 1512 Kirkwood Avenue, Nashville, TN 37212.