Karen Y Johnson Davidson County
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Fees: $12.00 Taxes: $0.00
20181109-0111067

This Instrument Prepared By:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20090114-0003494, Register's Office for Davidson County, Tennessee, **Jimmy G. Richardson** (hereinafter "Grantor(s)") conveyed a certain real property of land in Davidson County, Tennessee, to **James R. Ferrell, II** (hereinafter "Grantee(s)").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

Land in Davidson County, Tennessee, being Lot No. 56, Section C, Village of Old Hickory as shown on Plat showing Lots 56, 61A, 64A, and 59A recorded June 15, 1950, Book 1835, Page 2, Register's Office for Davidson County, Tennessee, located at and adjacent to Lot No. 60, Section C, containing 0.12 acres, more or less.

Subject to and/or reserving one (I) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including ingress and egress over the said property for servicing the easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Jimmie L. Richardson and Ruth J. Richardson by deed from E. I. duPont de Nemours Company; a Delaware Corporation, of record in Book 1941, page 288, Register's Office for Davidson County, Tennessee. And, the said Jimmie L. Richardson died, intestate, on August 29, 1991, at which time the property became vested in his surviving spouse, Ruth J. Richardson. And, the said Ruth J. Richardson died, intestate, on February 18, 1998. The property is now vested in Jimmy G. Richardson, being the only child born to or adopted by Jimmie L. Richardson and wife, Ruth J. Richardson, during their respective lifetimes. By his signature hereto, Jimmy G. Richardson, represents and warrants that all debts and obligations owing by Jimmie L. Richardson and Ruth J. Richardson, or either of them, during their respective lifetimes or by reason of their death, have been fully paid and satisfied and that no other claims were filed within one (I) year after the death of each of them. Jimmy G. Richardson further acknowledges that neither Jimmie L. Richardson or Ruth J. Richardson were recipients of TennCare during their respective lifetimes.

WHEREAS, the legal description omitted the conveyance of Lot No. 60, which is adjacent to Lot No. 56 and shown in Section C, Village of Old Hickory as shown on plat recorded July 16, 1948, in Book 1424, Page 66, in Register's Office for Davidson County, Tennessee; fronting 86.0 feet on Elliston Street, containing 0.15 acres, more or less.;

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, the said Grantor 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, quitclaim and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Wilson County, State of Tennessee, which is described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 56, Section C, Village of Old Hickory as shown on Plat showing Lots 56, 61A, 64A, and 59A recorded June 15, 1950, Book 1835, Page 2, Register's Office for Davidson County, Tennessee, located adjacent to each other.

Subject to and/or reserving one (I) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including ingress and egress over the said property for servicing the easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Jimmie L. Richardson and Ruth J. Richardson by deed from E. I. duPont de Nemours Company; a Delaware Corporation, of record in Book 1941, page 288, Register's Office for Davidson County, Tennessee. And, the said Jimmie L. Richardson died, intestate, on August 29, 1991, at which time the property became vested in his surviving spouse, Ruth J. Richardson. And, the said Ruth J. Richardson died, intestate, on February 18, 1998. The property is now vested in Jimmy G. Richardson, being the only child born to or adopted by Jimmie L. Richardson and wife, Ruth J. Richardson, during their respective lifetimes. By his signature hereto, Jimmy G. Richardson, represents and warrants that all debts and obligations owing by Jimmie L. Richardson and Ruth J. Richardson, or either of them, during their respective lifetimes or by reason of their death, have been fully paid and satisfied and that no other claims were filed within one (I) year after the death of each of them. Jimmy G. Richardson further acknowledges that neither Jimmie L. Richardson or Ruth J. Richardson were recipients of TennCare during their respective lifetimes.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 60, Section C, Village of Old Hickory as shown on plat recorded July 16, 1948, in Book 1424, Page 66, in Register's Office for Davidson County, Tennessee; fronting 86.0 feet on Elliston Street, containing 0.15 acres, more or less.

Being the same property conveyed to Jimmie L. Richardson and Ruth J. Richardson by deed from E. I. duPont de Nemours and Company, a Delaware company, dated May 3, 1950, of record in Book 1853, Page 498, Register's Office for Davidson County, Tennessee. And, the said Jimmie L. Richardson died, intestate, on August 29, 1991, at which time the property became vested in his surviving spouse, Ruth J. Richardson. And, the said Ruth J. Richardson died, intestate, on February 18, 1998. The property is now vested in Jimmy G. Richardson, being the only child born to or adopted by Jimmie L. Richardson and wife, Ruth J. Richardson, during their respective lifetimes. By his signature hereto, Jimmy G. Richardson, represents and warrants that all debts and obligations owing by Jimmie L. Richardson and Ruth J. Richardson, or either of them, during their respective lifetimes or by reason of their death, have been fully paid and satisfied and that no other claims were filed within one (I) year after the death of each of them. Jimmy G. Richardson further acknowledges that neither Jimmie L. Richardson or Ruth J. Richardson were recipients of TennCare during their respective lifetimes.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20090114-0003494, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 29th day of August, 2018.

GRANTOR

Jimmy G. Richardson

GRANTEES

James R. Ferrell, II

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF New Hanover

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jimmy G. Richardson the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29th day of August, 2018.

Notary Public

My commission expires: 03/11/2022

LUCIA INNELLA NOTARY PUBLIC My Commission Expires 03-11-2022 NEW HANOVER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, James R. Ferrell, II the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 2nd day of November, 2018.

Notary Public

My commission expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is greater) is $0.00

AFFIANT

Sworn to and subscribed before me this the 2nd day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY