Karen Y Johnson Davidson County
Batch# 169500 DEEDWARR
12/03/2018 11:17:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181203-0117559

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

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122
#311919

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record as **Instrument No. 20151202-0121263**, Register's Office for Davidson County, Tennessee, **Nicholas P. Kiefer and Kristen A. Jones, both unmarried, as tenants in common with rights of survivorship** (hereinafter "Grantor(s)") conveyed a certain real property of land in Wilson County, Tennessee, to **Kenneth Meroney** (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. 21 on the Final Subdivision Plat of Brandywine Harbor of record in Plat Book 11700, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.
>
> Being the same property conveyed to Kenneth Meroney by deed from Nicholas P. Keifer and Kristen A. Jones Keifer, husband and wife, of record in Instrument No. 20151202-0121263, Register's Office of Davidson County, Tennessee.

WHEREAS, the legal description failed to include any and all rights in and to Boat Slip 14 of the boat dock located at Brandywine Harbor Subdivision, which was intended to be conveyed;

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 boat slip in **Davidson** County, State of Tennessee, which is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Final Subdivision Plat of Brandywine Harbor of record in Plat Book 11700, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.
>
> Being the same property conveyed to Nicholas P. Keifer and Kristen A. Jones Keifer, husband and wife, by deed from Steven R. Griffith and Stephanie Griffith, husband and wife, of record in Instrument No. 20120926-0087471, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Kenneth Meroney by deed from Nicholas P. Keifer and Kristen A. Jones Keifer, husband and wife, of record in Instrument No. 20151202-0121263, Register's Office of Davidson County, Tennessee.
>
> Grantor further transfers to Grantee any and all of Grantor's rights in and to Boat Slip 14 of the boat dock located at Brandywine Harbor Subdivision. This is a right of exclusive use only and is governed by the Declaration of Covenants, Conditions, Restrictions, By-Laws for the Brandywine Harbor Homeowners Association.

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 Book 1668, Page 920, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 23rd day of Nov., 2018.

GRANTORS

Nicholas P. Kiefer

Kristen A. Jones Kiefer

GRANTEE

Kenneth Meroney

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Nicholas P. Kiefer** 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 23 day of NOV, 2018.

Notary Public
My commission expires: 5-20-19

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Kristen A. Jones Kiefer** 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 23 day of NOV, 2018.

Notary Public
My commission expires: 5-20-19

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Kenneth Meroney** 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 26th day of NOV., 2018.

Notary Public
My commission expires: 8/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner 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 26th day of NOV., 2018.

NOTARY PUBLIC
My Commission Expires: 3/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County