This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Alan D. Oakley
565 Carol Drive
Pegram, TN 37143

Map and Parcel
91-12-142 and 91-12-143

Karen Y Johnson Davidson County
Batch# 171257 **DEEDQC**
12/06/2018 03:11:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20181206-0119136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 27th day of November, 2018.

Notary Public

My commission expires: 3/3/2019

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property from **The Estate of William Daniel Oakley** to **Alan D. Oakley**, has previously been executed and put of record in **Instrument No. 20170112-0003684**, Register's Office of Davidson County, and

WHEREAS, the Grantor, as Administrator *Pendente Lite* for The Estate of William Oakley, incorrectly executed the said Quitclaim Deed using a Power of Attorney.

NOW, THEREFORE, for and 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 **John R. Cheadle Administrator Pendente Lite of The Estate of William Daniel Oakley,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alan D. Oakley**, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No(s). 91-12-142 and 91-12-143 described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 49, 51, 53, and 55 Block 54 on the Plan of West Nashville Plan No. 1 of record in Plat Book 57, Page 74-75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Daniel Oakley and Curtis M. Groves by Warranty deed from Tamay Ozari, unmarried of record in Instrument No. 20041122-0139914 Register's Office for Davidson County, Tennessee, dated November 18, 2004 and recorded on November 22, 2004.

Being the same property conveyed to William Daniel Oakley by Quitclaim deed from Curtis Groves of record in Instrument No. 20120815-0073110 Register's Office for Davidson County, Tennessee, dated August 9, 2012 and recorded on August 15, 2012.

William Daniel Oakley died May 22, 2013 his intestate estate having been probated in the Chancery/Probate Court of Cheatham County, Tennessee, Docket No. P2307.

Being the same property conveyed to Alan D. Oakley by Quitclaim deed from The Estate of William Daniel Oakley of record in Instrument No. 20170112-0003684 Register's Office for Davidson County, Tennessee, dated January 9, 2017 and recorded on January 12, 2017.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is **improved** property known as: **600 45th Ave N, Nashville, TN 37209**.

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; and Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantors to further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of Nov., 2018.

GRANTORS:

The Estate of William Daniel Oakley

By: _____

John R. Cheadle Jr. As Administrator Pendente Lite for The Estate of William Daniel Oakley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John R. Cheadle Jr.** as **Administrator Pendente Lite** of the **The Estate of William Daniel Oakley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th day of November 2018.

_____
Notary Public
My Commission Expires: 9-7-20
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

GRANTEE:

Alan D. Oakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Alan D. Oakley**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of NOV, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

