Karen Johnson Davidson County
Batch# 184983 DEEDQC
01/17/2019 12:08:24 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190117-0005043

**Prepared By and Return To**:
Realty Title and Escrow Co.
6525 Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901) 260-4055
File No. 18110975

**Indexing Instruction**: To correct the Grantor and Grantee in the quitclaim deed of record under Instrument Number 20110125-0006945 in the Register's Office of Davidson County, Tennessee.

# INSTRUMENT OF CORRECTION OF QUITCLAIM DEED

WHEREAS, by a deed of record at Instrument No. 20110125-0006945 filed in the records of Davidson County, Tennessee on January 25, 2011, **The Issac Mitchell Jr. Revocable Living Trust and Isaac Mitchell, Jr.** ("Grantor") conveyed a certain parcel of land in Davidson County, Tennessee, to **Angela Mitchell-Hill, reserving a life estate to the Issac Mitchell, Jr. Revocable Living Trust** ("Grantee"); and

WHEREAS, by mistake on the part of the scrivener of such deed, said deed contained an error in the name of the Grantor and Grantee such that reference was made to "The Issac Mitchell Jr. Revocable Living Trust"; and

WHEREAS, Nettie J. Mitchell died on or about October 4, 2009, survived by Isaac Mitchell, Jr., as the currently acting trustee of the The Isaac Mitchell, Jr. and Nettie J. Mitchell Trust dated April 11, 2003, as reflected in the Certification of Trust recorded under Instrument Number 20190117-0005042 in said Register's Office, Grantee herein; and

WHEREAS, the Grantor and Grantee desire to correct said error, and consummate the conveyance as originally intended.

NOW, THEREFORE, the Grantor, **Isaac Mitchell, Jr., Trustee of The Isaac Mitchell, Jr. and Nettie J. Mitchell Trust dated April 11, 2003**, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantee, **Angela Mitchell-Hill, reserving a life estate for the measuring life of Isaac Mitchell, Jr. to be reserved in Isaac Mitchell, Jr., Trustee of The Isaac Mitchell, Jr. and Nettie J. Mitchell Trust dated April 11, 2003**, a certain parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, Being Lot No. 25, on the Plan of Chelsea Village, Section 1, of record in Plat Book 7900, Pages 119 through 121, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and

provided in said deed of record at Instrument No. 20110125-0006945 in the records of Davidson County, Tennessee, and the entire contents thereof except for the incorrect names of the parties, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this the 31st day of January, ~~2018.~~ 2019 Imp

**GRANTOR:**

**The Isaac Mitchell, Jr. and Nettie J. Mitchell Trust dated April 11, 2003**

By: Isaac Mitchell Trustee
**Isaac Mitchell, Jr., Trustee**

State of Michigan )
County of Oakland )

Personally appeared before me, the undersigned Notary Public in and for said State and County, Isaac Mitchell, Jr. as Trustee of The Isaac Mitchell, Jr. and Nettie J. Mitchell Trust dated April 11, 2003, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, ~~2018.~~ 2019 Imp

Thelma M Perry
Notary Public

My Commission Expires: 4/24/2024

(SEAL)

THELMA M. PERRY
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Apr. 24, 2024
Acting in the County of Oakland

(Continued on Next Page)

**GRANTEE:**

SEE ATTACHED
**Angela Mitchell-Hill**

**STATE OF** _____

**COUNTY OF** _____

**On this** _____ **day of** _____, **20** _____, **before me personally appeared** _____, **to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.**

_____

**Notary Public**

**Commission Expires:** _____ **'(SEAL)**

**The Isaac Mitchell, Jr. and Nettie J. Mitchell Trust dated April 11, 2003**

**By:** Isaac Mitchell Jr. Trustee
**Isaac Mitchell, Jr., Trustee**

State of Michigan )
County of Oakland )

Personally appeared before me, the undersigned Notary Public in and for said State and County, Isaac Mitchell, Jr. as Trustee of The Isaac Mitchell, Jr. and Nettie J. Mitchell Trust dated April 11, 2003, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2019 ~~2018~~.

Thelma M. Perry
Notary Public

THELMA M. PERRY
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Apr. 24, 2024
Acting in the County of Oakland

My Commission Expires: 4/24/2024 (SEAL)

**(Continued on Next Page)**

**GRANTEE:**

**Angela Mitchell-Hill**

**STATE OF** Tennessee

**COUNTY OF** Davidson

**On this** 2nd **day of** January, **20** 19, **before me personally appeared** Angela Mitchell-Hill, **to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.**

**Notary Public**

**Commission Expires:** 5-2-22 **'(SEAL)**

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**The Isaac Mitchell, Jr. and Nettie J. Mitchell Trust dated April 11, 2003**

**By:** SEE ATTACHED
**Isaac Mitchell, Jr., Trustee**

State of _____ )
)
County of _____ )

Personally appeared before me, the undersigned Notary Public in and for said State and County, Isaac Mitchell, Jr. as Trustee of The Isaac Mitchell, Jr. and Nettie J. Mitchell Trust dated April 11, 2003, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of _____, 2018.

_____
Notary Public

My Commission Expires: (SEAL)

**(Continued on Next Page)**

**Owner Name and Address**:
Angela Mitchell-Hill
757 Dover Glen Drive
Antioch, Tennessee 37013

**Send Tax Bills To**:
Angela Mitchell-Hill
757 Dover Glen Drive
Antioch, Tennessee 37013

**Property Address**:
757 Dover Glen Drive
Antioch, Tennessee 37013

**Tax Parcel ID**: 149070A025.00

**Valuation Affidavit:** ***Transfer tax was paid at the recording of Instrument Number 20110125-0006945 in said Register's Office.***